
**Schedule of Proposed Main Modifications to the
Nottingham City Land and Planning Policies Development
Plan Document (Local Plan Part 2)**

Issued by Nottingham City Council

May 2019



**Nottingham
City Council**

Introduction

- 1.1 Following the Examination Hearing Sessions held in November/December 2018 for the Land and Planning Policies (LAPP) Development Plan Document, a number of amendments are proposed to the LAPP.
- 1.2 The proposed amendments to the LAPP are categorised as follows:
- Main Modifications are changes which are necessary to make the Plan legal and or sound.
 - Additional Modifications are minor changes. These relate to matters such as typographical errors, minor editing, and factual or name changes which do not fall within the scope of the Examination as they do not materially affect the policies in the Plan. **The Additional Modifications are not subject to consultation** and will be made by the Council on adoption.
- 1.3 The Main Modifications are shown as track changes in the [Nottingham City Land and Planning Policies Development Plan Document \(Local Plan Part 2\) Main Modification Version](#) and are included in the Schedule contained within this document. Text that is proposed to be deleted is shown as ~~red strikethrough~~. Text that is proposed to be added is shown as blue underscore. Please note that the Additional Modification changes are only shown in the [Nottingham City Land and Planning Policies Development Plan Document \(Local Plan Part 2\) Main Modification Version](#) and not in this document as they have been absorbed into the text to enable the reader to focus on the Main Modifications.
- 1.4 If making any comments, please use the [Main Modifications Consultation Comments Form](#) and provide the reference number of the proposed change. Please read in advance the [Guidance Notes](#) that have been prepared to assist you in making any comments.
- 1.5 Changes to the Policies Map are shown in a separate document - [Schedule of Changes to the Nottingham City Land and Planning Policies Development Plan Document \(Local Plan Part 2\), Policies Map](#). If making any comments on these changes, please use the same [Comments Form](#) and provide the reference number of the proposed change.
- 1.6 The Main Modification version of the LAPP and all supporting documents can be found at: <http://www.nottinghamcity.gov.uk/mainmodifications>.

Section 1: Introduction

Introduction

Ref No	Policy/Paragraph	Proposed Main Modification
MM1	Introduction	<p>Amend paragraph 1.5 to read:</p> <p>“1.5 Within Nottingham, the Local Plan comprises two Development Plan Documents <u>the following plans</u>:</p> <ul style="list-style-type: none"> • Local Plan Part 1: The Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies (‘the Core Strategy’), adopted September 2014: which sets out the overarching strategic planning policy framework. It contains a spatial vision, spatial objectives and core policies for the Greater Nottingham area (please refer to Section 2 for further details); • Local Plan Part 2: The Land and Planning Policies Development Plan Document (LAPP): which sets out the site allocations and Development Management policies, in accordance with the policies and vision of the Core Strategy. • <u>Nottingham and Nottinghamshire Waste Core Strategy</u> adopted in 2005 sets out the overall approach to future waste management: this will be replaced by the <u>new Waste Local Plan the preparation of which is due to commence in 2019</u> • <u>Neighbourhood Plans</u>: in accordance with <u>Localism Act 2011 Neighbourhood Plans</u> set out planning policies for a neighbourhood area. <u>Should any be prepared they will come into force as part of the statutory Development Plan after succeeding at referendum.</u>”

Section 2: Background

Table 1: Relationship of the LAPP Policies to the Core Strategy Policies

Ref No	Policy/Paragraph	Proposed Main Modification																	
MM2	Table 1: Relationship of the LAPP Policies to the Core Strategy Policies	<p>Amend Table 1 to read:</p> <table border="1" data-bbox="546 472 2159 1391"> <thead> <tr> <th data-bbox="546 472 907 547">Theme</th> <th data-bbox="907 472 1529 547">Core Strategy Policies</th> <th data-bbox="1529 472 2159 547">LAPP Policies</th> </tr> </thead> <tbody> <tr> <td data-bbox="546 547 907 1294" rowspan="7">Our Environment</td> <td data-bbox="907 547 1529 831">Policy 16: Green Infrastructure, Parks and Open Space</td> <td data-bbox="1529 547 2159 831">EN1: Development of Open Space EN2: Open Space in New Development EN3: Playing Fields and Sports Grounds EN4: Allotments EN5: Development Adjacent to Waterways</td> </tr> <tr> <td data-bbox="907 831 1529 946">Policy 17: Biodiversity</td> <td data-bbox="1529 831 2159 946">EN6: Biodiversity EN7: Trees</td> </tr> <tr> <td data-bbox="907 946 1529 1118">Minerals</td> <td data-bbox="1529 946 2159 1118">MI1: Mineral Safeguarding Areas MI2: Restoration, After-use and After-care MI3: Hydrocarbons</td> </tr> <tr> <td data-bbox="907 1118 1529 1294">Pollution Control</td> <td data-bbox="1529 1118 2159 1294">IN2: Land Contamination, Instability and Pollution IN3: Hazardous Installations and Substances</td> </tr> <tr> <td data-bbox="546 1294 907 1391" rowspan="2">Making it Happen</td> <td data-bbox="907 1294 1529 1347">Policy 18: Infrastructure</td> <td data-bbox="1529 1294 2159 1347">n/a</td> </tr> <tr> <td data-bbox="907 1347 1529 1391">Policy 19: Developer Contributions</td> <td data-bbox="1529 1347 2159 1391">IN4: Developer Contributions</td> </tr> </tbody> </table>	Theme	Core Strategy Policies	LAPP Policies	Our Environment	Policy 16: Green Infrastructure, Parks and Open Space	EN1: Development of Open Space EN2: Open Space in New Development EN3: Playing Fields and Sports Grounds EN4: Allotments EN5: Development Adjacent to Waterways	Policy 17: Biodiversity	EN6: Biodiversity EN7: Trees	Minerals	MI1: Mineral Safeguarding Areas MI2: Restoration, After-use and After-care MI3: Hydrocarbons	Pollution Control	IN2: Land Contamination, Instability and Pollution IN3: Hazardous Installations and Substances	Making it Happen	Policy 18: Infrastructure	n/a	Policy 19: Developer Contributions	IN4: Developer Contributions
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Site Allocations

Ref No	Policy/Paragraph	Proposed Main Modification
MM3	Site Allocations	Amend paragraph 2.10 to read; “2.10 The site allocations are set out in Section 6. In total, there are 79 <u>74</u> site allocations. All of the sites set out within the LAPP are 0.5 hectare or greater in size.”

Sustainability Appraisal and Equality Impact Assessment and Habitats Regulation Assessment

Ref No	Policy/Paragraph	Proposed Main Modification
MM4	Sustainability Appraisal and Equality Impact Assessment and Habitats Regulation Assessment	Amend paragraph 2.32 to read; “2.32 The Habitats Directive and the Conservation of Habitats and Species Regulations 2010 require that Local Plans undergo an assessment to determine whether or not the Plan will have a significant effect on a European Site (a site of European importance for nature conservation). The Aligned Core Strategies were subject of a Habitats Regulations Assessment in light of information available which indicated that the Sherwood Forest area may be formally proposed as a Special Protection Area in the near future, in recognition of the internationally important populations of woodlark and nightjar in this locality. This assessment concluded that any significant effects were capable of mitigation through changes to the Core Strategy. These changes have been made. Since the LAPP is in general conformity with the Core Strategy it is not considered that there is a need to undertake a further screening of the LAPP. Whilst there were no significant effects identified for the Nottingham City area of the Aligned Core Strategies, this may need to be reassessed if an SPA classification is formalised. Allocations and/or any permissions given would be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations. During the preparation of the LAPP, the Court of Justice of the European Union handed down their judgment in the case of People Over Wind (April 2018). Prior to the ruling it had been established practice that competent authorities should take account of mitigation measures which had been incorporated into a plan or project when deciding whether it would have a likely significant effect. The court has now ruled that this is incorrect and that it is not appropriate, at the screening stage, to take account of measures intended to avoid or reduce harmful effects of a plan or project on a European site. <u>2.32a As a consequence, the LAPP has been subject to a further Habitats Regulations Assessment, which has subjected the LAPP to screening for likely significant effects in light of the</u>

		<p>HRA work already undertaken for the Core Strategy. The report has concluded that all aspects of the plan have been screened out, and the findings of the Shadow HRA will be adopted alongside the adoption of the LAPP. In addition, it has been shown that it has no 'effect' which might contribute in-combination to the effects from other plans and projects. As such, no further assessment in-combination is required.</p>
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Section 3: Development Management Policies – Sustainable Growth

Policy CC1: Sustainable Design and Construction

Ref No	Policy/Paragraph	Proposed Main Modification
MM5	Policy CC1: Sustainable Design and Construction	<p>Amend policy wording to read:</p> <p>“3. New dwellings will be required <u>should</u> to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day, <u>subject to viability</u>.</p> <p>4. Innovative sustainable design solutions for energy efficiency and low carbon energy generation and use over and above the National Housing Standards <u>Building Regulations</u> will be supported.”</p>

Policy CC2: Decentralised Energy and Heat Networks

Ref No	Policy/Paragraph	Proposed Main Modification
MM6	Policy CC2: Decentralised Energy and Heat Networks	<p>Amend policy wording to read:</p> <p>“4b) following consultation with local residents, it can be demonstrated that the planning impacts identified <u>by the affected local community</u> can be fully addressed, and therefore the proposal has the backing of the local community.”</p>

Policy CC3: Water

Ref No	Policy/Paragraph	Proposed Main Modification
MM7	Policy CC3: Water	<p>Amend policy wording to read:</p> <p>“4. All developments will be encouraged to <u>should</u> include Sustainable Drainage Systems (SuDs) where appropriate to manage surface water effectively on site, <u>and where technically feasible and viable to do so</u>, to reduce surface water runoff and to ensure flooding is not increased elsewhere. <u>Where possible SuDs should also be</u></p>

		<p><u>designed to enhance biodiversity value</u>. A two stage SuDs treatment should be used in order to improve water quality. An appropriate maintenance and management plan, agreed with the Council, will be required for all Sustainable Drainage systems and where <u>necessary</u> appropriate, S106 Agreements will be sought.</p> <p>5. Other than in exceptional circumstances (for example where it is not technically feasible or where the benefits of the scheme clearly outweigh other factors):</p> <ul style="list-style-type: none"> a) development on greenfield sites should maintain greenfield surface water run off rates; b) brownfield sites should achieve as close to greenfield runoff rates as possible and must achieve betterment to existing runoff rates. A minimum of 30% reduction in run off rates will be expected <u>should be achieved unless not technically feasible or not viable</u>; c) applicants should supply sufficient technical evidence to demonstrate that the maximum possible reduction in runoff rates has been achieved.” <p>Amend policy wording to read:</p> <p>“ 8. Where Proposed development in areas of flood risk is considered acceptable, it will only be considered appropriate when informed by an acceptable site specific flood risk assessment, following the Sequential Test and if required, the Exception Test.</p> <p><u>9. Any development of sites within the functional floodplain of the River Leen and Day Brook will be required to compensate for the loss of floodplain on a level for level basis, be resistant and resilient to flooding through design and layout, and commit to provide onsite flood defence works and/or contribute towards off-site schemes which reduce the risk of flooding to the site and/or third parties.</u>”</p> <p>Amend paragraph 3.24 to read:</p> <p>“3.24 To help address climate change and manage and mitigate flood risk, the City Council will continue to seek SuDs on all types and sizes of scheme where appropriate. Developers should consider incorporation of SuDs as early as possible in the design process. As well as providing practical drainage management, SuDs can provide opportunities for biodiversity. Planning applications will be expected to be accompanied by an appropriate level of detail to ensure that proposals for SuDs are capable of practical implementation and to avoid the need for revisions to the scheme at a later date. <u>For all sites greater than 1 hectare a site specific FRA focusing on sustainable surface water management is required</u>. Guidance on the level of detail required is included in the City Council’s Planning Application Validation Checklist.”</p> <p>Amend paragraph 3.29 to read:</p>
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		<p>“3.29 The Strategic Flood Risk Assessment (SFRA) should provide the basis for applying this test. Within Nottingham, two SFRAs have been undertaken – The Greater Nottingham SFRA, which covers the River Trent, and the River Leen SFRA, which covers the River Leen and Day Brook. The Environment Agency have undertaken additional modelling across parts of the catchment which provides further information on the risk of flooding, and an addendum to the two SFRAs is due to be <u>was</u> published in September <u>late</u> 2017. <u>The River Trent flood model was updated in 2016 and the River Leen and Day Brook flood model was updated in January 2017. These models reflect the new climate change guidance and feature modelled flood outlines relating to climate change breach scenarios. Where appropriate, these should be considered in the FRA. The latest climate change guidance is available at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances. The 2012 Trent Left Bank Flood Alleviation Scheme has reduced the area at risk of flooding in Nottingham City, particularly in the Nottingham University, Lenton, Queens Drive and Meadows areas. The River Trent Climate Change and Breach modelling (2017) identifies new and larger areas at a residual risk of flooding. There have also been updates to the fluvial modelling of the River Leen and Day Brook and the extent of the functional floodplain has increased in the Old Basford area, and flood zone 3a flood extent has increased in the Old Lenton area.</u> Early indications show that overall the extent of flooding within Nottingham City has been reduced since the implementation of the Trent Left Bank flood alleviation scheme.”</p> <p>Amend paragraph 3.30 to read:</p> <p>“3.30 In accordance with the NPPF, when determining planning applications, it should be ensured that flood risk is not increased elsewhere. <u>When a site does not benefit from formal flood defences any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land outside, but adjacent to the floodplain.</u>”</p>
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Policy EE3: Change of Use to Non-Employment Uses

Ref No	Policy/Paragraph	Proposed Main Modification
MM8	Policy EE3: Change of Use to Non-Employment Uses	<p>Amend policy wording to read:</p> <p>“1. Applications for the regeneration of previously-used employment sites and employment premises outside of Major Business Parks/Industrial Estates or allocated sites will be assessed against the following criteria:</p>

		<p>a) whether the existing building or land is of an appropriate quality or in an appropriate location to allow reuse for employment purposes;</p> <p>b) whether there is a demonstrable lack of demand for the existing land or premises and there is a suitable supply of alternative land or premises of a similar scale;</p> <p>c) whether the proposal would alleviate any unacceptable environmental impacts of the current use; and</p> <p>d) whether the proposal is a comprehensive redevelopment which would benefit the wider area as set out in an agreed Development Brief.</p> <p>2. In all cases, development will only be permitted if the proposal does not cause an adverse impact on existing or future occupants or compromise neighbouring uses and there are sufficient alternative opportunities for local employment nearby.”</p>
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Policy EE4: Local Employment and Training Opportunities

Ref No	Policy/Paragraph	Proposed Main Modification
MM9	Policy EE4: Local Employment and Training Opportunities	<p>Amend policy wording to read:</p> <p>“1. All new development, where appropriate <u>necessary</u>, will be required to help ensure that opportunities exist for more City residents to access work and/or develop their skill base. The City Council will support proposals which:</p> <p>a) provide improvements to education, skills and training provision for City residents;</p> <p>b) remove barriers to work for City residents and provide an increased number of job opportunities for City residents; and</p> <p>c) promote local labour agreements to enable City residents to develop skills and secure employment arising from the regeneration of the City.</p> <p>2. The City Council will, in appropriate circumstances <u>where necessary</u>, negotiate the provision of employment and training opportunities through the use of planning obligations.”</p> <p>Amend paragraph 3.79 to read:</p> <p>“3.79 A Supplementary Planning Document (SPD) will be prepared which will <u>provide guidance on the circumstances where employment and training obligations are necessary and</u> identify the types and scales of development that will be required to contribute to employment and training initiatives. The SPD will also set out the options available to developers to fulfil any such obligations in order to meet policy objectives.”</p>

Policy SH2: Development within Primary Frontages

Ref No	Policy/Paragraph	Proposed Main Modification
MM10	Policy SH2: Development within Primary Frontages	<p>Amend policy wording to read:</p> <p>“Retail (Class A1) development</p> <p>1. Planning permission for retail (Class A1) development within the Primary Frontages will be granted where it:</p> <ul style="list-style-type: none"> a) maintains or reinforces the predominantly shopping character of the frontage and integrates well with the existing retail provision, particularly through the inclusion of high quality, active shop front treatments; b) preserves or enhances the extent and range of commercially attractive retail units in terms of size, format, design and architectural quality, proportionate in scale with the role and function of the Centre; c) is reflective of and reinforces positive local characteristics, maximising any potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it; d) does not have a negative impact on existing, committed and planned investment <u>any plans for comprehensive redevelopment</u> in the Centre; <u>and</u> e) supports any local development strategy for the area, including that set out in any adopted SPD; and <u>fe</u>) in terms of the City Centre, enhances the quality and diversity of the retail offer consistent with strengthening Nottingham’s status as a shopping destination of regional and national significance. <p>Development other than retail (Class A1)</p> <p>2. Planning permission for developments other than retail (Class A1) within the Primary Frontages will be granted where the predominantly retail function and character of the frontage would not be harmed, and the vitality and viability of the Centre would be maintained or enhanced. Assessment of proposals will include the following considerations:</p> <ul style="list-style-type: none"> a) the existing proportion of retail (Class A1) uses, the number, proximity and distribution of uses other than retail (Class A1) including the concentration and clustering of a <u>non-A1</u> single use and the level of vacant ground floor units;

		<ul style="list-style-type: none"> b) the scale of the development, the length, prominence and location of frontage affected by the proposal; c) the relationship of the proposal with neighbouring uses and the impact of the development on the compactness and continuity of the shopping provision, whether individually or cumulatively; d) whether the proposal maximises potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it; e) the nature of the proposed use, including the associated level of activity, hours of operation and whether an active and attractive street level frontage can be incorporated; f) the physical characteristics of the property and any identified constraints on its suitability or adaptability for retail (Class A1) use; g) whether the proposal has a negative impact on existing, committed and planned investment any plans for comprehensive redevelopment in the Centre; h) whether the proposal supports any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD regeneration policies RE2 to RE5. i) whether the proposal would have a negative impact on the economic and social wellbeing of local residents." <p>Amend justification text to read:</p> <p>“3.100 Beyond the City Centre, the defined Town, District and Local Centres will continue to be the focus for retail provision in line with the NPPF and Core Strategy. These Centres have a wider role as a focal point within communities, a place to meet, socialise, gain access to services and pursue leisure interests. Above all, the policy will seek to ensure that centres remain vital, attractive and provide a diverse retail offer. It will also be important to ensure that new development does not have a negative impact on any proposals for comprehensive redevelopment through, for example, providing competing development or by fragmenting sites.</p> <p>3.100a Nottingham has high levels of deprivation and poor health and was ranked as the 8th most deprived local authority out of 326 local authority districts in England according to the 2015 Index</p>
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		<p><u>of Deprivation. Research on the spatial distribution of Payday Loan Shops (and Betting Shops) shows that they tend to locate in areas which experience high levels of health and economic deprivation (e.g. research by Landman Economics 2014 and 'Betting, Borrowing and Health' – Southwark Council 2014). Specifically, in relation to these uses, it is important that further development does not lead to any clusters or concentrations which would lead to negative impacts.</u></p> <p><u>3100b Due to there being such a diverse range of town and local centres with distinct identities and characters, the policy will assess non A1 uses in relation to specific locational circumstances taking into account, for example, the number of non A1 units, length of non A1 frontage, amount of active frontage and clustering of non-A1 single uses rather than specifying proportions of non A1 frontages for town centres.</u></p> <p>3.101 Changes in shopping behaviour and trends towards internet based shopping reinforce the already acknowledged importance of other complementary main town centre uses to the vitality and viability of Centres. This has also been recognised by the Government with the introduction of more flexible Permitted Development rights to allow change of use of some retail units to other uses without the need for planning permission.</p> <p>3.102 The Government has also responded to concerns over the growth of Pay Day Loan shops in the high street. In March 2015 the Government confirmed that Pay Day Loan shops would no longer be included within the A2 Use Class but would become 'sui generis' meaning that planning permission is now required for such uses. This was in response to concerns over the impact that such uses can have on the retail character and attractiveness of an area but most importantly the potential negative impact on the social and economic wellbeing of local communities.</p> <p>3.103 Nottingham has high levels of deprivation and poor health and was ranked as the 8th most deprived local authority out of 326 local authority districts in England according to the 2015 Index of Deprivation. Research on the spatial distribution of Pay Day Loan shops (and betting shops) shows that they tend to locate in areas which experience high levels of health and economic deprivation (e.g. research by Landman Economics 2014 and 'Betting, Borrowing and Health' – Southwark Council 2014). The Council will resist proposals which do not assist in reducing inequality and which may further harm the economic and social wellbeing of residents. In considering proposals, the Council will review the social and economic characteristics of the local area including reference to the Government's Indices of Deprivation and where appropriate information from</p>
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		<p style="color: red;">other agencies on the nature of inequality and deprivation in the area.</p> <p>3.104² If necessary, further guidance to support the enhancement of Centres will be provided, particularly where Centres are identified as being in decline and/or underperforming, or where significant additional provision and change is required to meet identified need.”</p>
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Policy SH3: Development within Secondary Frontages

Ref No	Policy/Paragraph	Proposed Main Modification
MM11	Policy SH3: Development within Secondary Frontages	<p>Amend policy wording to read:</p> <p>“Within Secondary Frontages, planning permission will be granted for retail (Class A1) development and other main town centre uses which make a positive contribution to the vitality and viability of the Centre and help to strengthen its attraction as a retail, commercial, leisure and cultural destination. Assessment of proposals will include the following considerations:</p> <ul style="list-style-type: none"> a) whether the proposal would complement the existing mix of uses in the immediate area, and help to reinforce its positive attributes and individual identity, particularly where there are clusters of mutually supportive uses such as those connected with the independent retail, creative industry and professional services sectors; b) whether the development would result in or add to an over-domination of non- retail (Class A1) uses that by virtue of number, scale, location and relationship with neighbouring properties would undermine the core retail function of the Primary Shopping Area or whether the development would result in an over concentration or clustering of a <u>non-A1</u> single use; c) whether the development would maximise potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it; d) whether the development would incorporate active and attractive street level frontage and create levels of activity that would maintain and enhance the vibrancy and interest of the Primary Shopping Area; <li style="color: red;">e) whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD;

		<p>f) — whether the proposal would have a negative impact on the economic and social wellbeing of local residents.”</p> <p>Amend paragraph 3.110 to read:</p> <p>“3.110 The Justification Text to Policy SH2, is also relevant to Policy SH3 <u>in relation to Payday Loan and Betting Shops</u> and the Council will carefullyconsider and resist proposals <u>to ensure that development does not lead to any clusters or concentrations of non-A1 single uses.</u> which could have a negative impact on the economic and social wellbeing of residents.”</p>
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Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Ref No	Policy/Paragraph	Proposed Main Modification
MM12	Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations	<p>Amend Policy wording to read:</p> <p>“3. Proposals for main town centre uses in edge of centre and out of centre locations will also be considered against the following criteria:</p> <ul style="list-style-type: none"> a) whether the proposal is for small scale retail provision in an area of deficiency <u>and it can be robustly demonstrated that it will</u> to serve local convenience or service <u>requirements</u> needs, including that generated by major new development. In determining <u>the proposal</u> local need, consideration will be given to the extent and nature of the local catchment, proximity to existing shopping facilities and local accessibility; b) whether the proposal has regard to the balance and mix of existing uses in the immediate area; c) whether the proposal helps to reinforce positive attributes and individual identity of the immediate area; d) whether the proposal maximises any potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it; e) whether the development would assist in enabling the wider redevelopment of brownfield sites for a variety of uses; f) — whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD; gf) whether the proposal is consistent with the Core Strategy and reduces the need to travel, especially by private car.”

Policy SH5: Independent Retail Clusters

Ref No	Policy/Paragraph	Proposed Main Modification
MM13	Policy SH5: Independent Retail Clusters	<p>Amend Policy wording to read:</p> <p>“Within the defined Independent Retail Clusters, as shown on the accompanying Policies Map, planning permission will be granted for Retail (Class A1) development and other main town centre uses where:</p> <ul style="list-style-type: none"> a) the proposal is for small scale retail provision that complements and does not detract from the existing mix of uses in the immediate area and helps to reinforce the area’s positive attributes and individual identity; b) in the case of development other than Retail (Class A1), it would not result in an over-domination of non Retail (Class A1) uses that by virtue of number, scale, location and relationship with neighbouring properties would undermine the retail character of the area; c) the development would incorporate active and attractive street level frontage and create levels of activity that would maintain and enhance the vibrancy and interest of the area; d) the development would maximise the potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it; e) the proposal supports any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD.”

Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre

Ref No	Policy/Paragraph	Proposed Main Modification
MM14	Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre	<p>Amend Policy wording to read:</p> <p>“Within the City Centre as defined on the Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5), and / or high occupancy (500 people / 500 square metres or greater) licensed premises / entertainment venues (A4 and Sui Generis uses) where it does not harm the character, function, vitality and viability of the area in which it is located. Proposals will be assessed against the following criteria:</p> <ul style="list-style-type: none"> a) whether the proposal supports any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD <u>regeneration policies RE2 to RE5;</u>

		<p>b) whether the proposal would result in harmful impacts, such as noise, disturbance, litter, anti-social behaviour or crime, when considered in combination with the existing and proposed distribution of food, drink and entertainment uses, taking into account any evidence of harm caused by such uses; and</p> <p>c) whether the proposal would result in an unacceptable impact on the amenities of nearby residential occupiers including those on routes to/from the proposal, and any prejudicial effect on future residential development proposals.”</p>
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Policy SH7: Centres of Neighbourhood Importance (CONIs)

Ref No	Policy/Paragraph	Proposed Main Modification
MM15	Policy SH7: Centres of Neighbourhood Importance	<p>Amend Policy wording to read:</p> <p>“Planning permission for development in CONIs will be granted where both the retail function and the local character of the CONI are not undermined, and the vitality and viability of the CONI is maintained or enhanced. Proposals will be assessed against the following criteria:</p> <p>a) whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD;</p> <p>ba) whether the development is proportionate in scale and compatible with the character and function of the CONI and whether the development would result in an over concentration or clustering of a non-A1 single use;</p> <p>eb) whether the nature of the proposal, including the hours of operation, associated levels of activity and extent of active frontage would maintain or reinforce the predominantly shopping character of the CONI and integrate well with existing retail and other complementary uses; and</p> <p>d) whether the proposal would have a negative impact on the economic and social wellbeing of local residents.”</p> <p>Amend paragraph 3.135 to read:</p> <p>“3.135 When assessing development proposals within CONIs the unique character of each CONI will be taken into account, along with the contribution that is made by different uses towards sustaining future local needs provision within the Centre and the on-going economic performance of the Centre. The Justification Text to Policy SH2 relating to Pay Day Loans and Betting Shops is also relevant to Policy SH7 in relation to Payday Loan and Betting Shops and the Council will consider and resist proposals that lead to any clusters or concentrations of</p>

		<p>non-A1 single uses, which have a negative impact on the economic and social wellbeing of residents <u>In considering if the development proposal is proportionate in scale, compatible with the role and function of the CONI, or represents over-concentration or clustering of a non-A1 single use, regard will be had to factors such as the scale of the CONI, the nature of existing uses, the length of the frontage, the number of units in non-A1 single uses and the size of existing and proposed units.</u></p>
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Policy SH8: Markets

Ref No	Policy/Paragraph	Proposed Main Modification
MM16	Policy SH8: Markets	<p>Amend Policy wording to read:</p> <p>“2. Development that involves qualitative enhancements to existing out of centre or edge of centre markets will be supported where it accords with any up to date and adopted development strategy for the area within which it is located and / or it can be demonstrated that it will contribute towards wider regeneration benefits and complies with Policy SH4.”</p>

Policy RE1: Facilitating Regeneration

Ref No	Policy/Paragraph	Proposed Main Modification
MM17	Policy RE1: Facilitating Regeneration	<p>Amend Policy wording to read:</p> <p>“1. Planning permission will be granted for proposals which:</p> <ul style="list-style-type: none"> a) do not prejudice the wider regeneration and transformation of the City Centre Quarters and the Waterside area; b) maximise the potential of the site and are of an appropriate scale, density, design and use commensurate with the regeneration ambitions for that area; and c) assist in enabling the appropriate wider regeneration of brownfield sites. <p>2. Across the City, Wwhere necessary, the Council will use its Compulsory Purchase Order powers to facilitate major regeneration schemes and unblock barriers to delivery.”</p>

Policy RE7: Stanton Tip

Ref No	Policy/Paragraph	Proposed Main Modification
MM18	Policy RE7: Stanton Tip	<p>Amend Policy wording to read:</p>

		<p>“Planning permission for development will be granted at Stanton Tip, as shown on the accompanying Policies Map, subject to:</p> <ul style="list-style-type: none"> a) development of an agreed masterplan for the site; ba) provision of primarily family housing; cb) provision of employment uses; dc) integration of new uses with existing development; ed) submission of an acceptable site investigation and remediation scheme suitable for mixed use proposals; fe) submission of a transport assessment and new and improved connections (vehicle/pedestrian/cycle) with adjacent development and NET Line 1 stop; gf) retention and enhancement of existing habitats, including the Local Wildlife Site and creation of new areas to improve biodiversity and linkages to the River Leen corridor; hg) proposals which successfully address the topography of the site in terms of accessibility, design and layout; ih) creation of new green space within the development and links to existing open space/green infrastructure; ji) suitable proposals for opening up the existing culvert, sustainable urban drainage and flood risk mitigation measures; kj) proposals which safeguard groundwater resources; and kl) proposals which maximise opportunities for the use and generation of low carbon energy.” <p>Amend paragraph 3.184 to read:</p> <p>“3.184 Developers will be expected to work with the Council to develop and agree an overall masterplan for the site which will establish principles for development such as layout, design and phasing and which should adequately address the site’s complexities and relationship and links to neighbouring communities. <u>The Masterplan should include an approach to open space for the development, and specifically address opportunities to protect, enhance and create habitats both within and beyond the site.</u>”</p>
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Policy RE8: Waterside

Ref No	Policy/Paragraph	Proposed Main Modification
MM19	Policy RE8: Waterside	<p>Amend Policy wording to read:</p> <p>“a) provision of new housing (including custom build), that exploits the riverside and canal setting comprising predominantly family housing. Other forms of residential accommodation formats are acceptable above active frontages on Meadow Lane and Daleside Road delivered as part of mixed use schemes. Prior to the relocation of uses</p>

		<p>incompatible with the regeneration aims of the Waterside, residential development or other sensitive uses shall include <u>adequate mitigation (such as stand-off/buffers to active operations, or the incorporation of other forms of mitigation such as screening or landscaping strips)</u>, where this is required, to avoid adverse impacts on new occupiers and existing businesses;”</p>
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Section 4: Development Management Policies – Places for People

Policy HO1: Housing Mix

Ref No	Policy/Paragraph	Proposed Main Modification
MM20	Policy HO1: Housing Mix	<p>Amend Policy wording to read:</p> <ol style="list-style-type: none"> “1. Outside of the City Centre where sites are capable and suitable for<u>of</u> accommodating family housing, and in line with Policy 8 of the Core Strategy, the City Council will encourage development of sites for family housing, including larger family housing (within use class C3), as opposed to other forms of residential accommodation. 2. In assessing whether sites are capable and suitable for<u>of</u> accommodating family housing, and whether the resulting development will be in character with the local area, the following criteria will be taken into account: <ol style="list-style-type: none"> a) whether the site is allocated and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate; b) whether the resulting development would fulfil other regeneration aspirations of the City Council; c) whether local evidence of housing need and demand (such as that set out in the Housing Nottingham Plan) indicates that an alternative mix of housing is appropriate; or d) whether alternative provision meets other aims of the City Council, such as provision for elderly persons (including bungalows) and a proportion of the site can still be developed as family housing. 3. On sites within the City Centre, the mix of housing should address the need to diversify the existing housing stock by including flats of two or more bedrooms. Innovative family housing will be sought as part of the overall housing mix on the City Centre fringes. 4. — Where sites provide for 10 or more homes, consideration should be given to including either provision of serviced plots for self or custom builders, and/

		<p>or the provision of custom homes by other delivery routes, subject to viability considerations and site specific circumstances. If there is sufficient demand for this type of provision, an SPD may be prepared to provide further guidance on how custom and self-build housing should be delivered on such sites.</p> <p><u>4. The Council will support the provision of Self Build and Custom Build serviced plots provided that such proposals satisfy all other relevant policies within the Local Plan.</u>”</p>
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Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Ref No	Policy/Paragraph	Proposed Main Modification
MM21	Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation	<p>Amend Policy wording to read:</p> <p>“In order to both address the shortage of homes throughout the City which are suitable and attractive to families, and to encourage the provision of sustainable, inclusive and mixed communities, there will be a presumption against the loss of dwellinghouses (Use Class C3) for family occupation through either sub-division, conversion to Use Class C4, conversion to other non-residential uses or demolition and redevelopment unless:</p> <ul style="list-style-type: none"> a) the property/properties is/are located within a site allocation and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate; b) the proposed development fulfils other regeneration aspirations of the City Council; c) local evidence of housing need and demand (such as that set out in the Housing Nottingham Plan) indicates that an alternative mix of housing is appropriate; d) alternative provision meets other housing priorities of the City Council, such as provision for elderly persons (including bungalows); e) the property/properties is/are proposed for development of main town centre uses and are located in or on the edge of a defined centre, and are subject to Policies SH2 and SH3; or f) an applicant can demonstrate that the property/properties is/are no longer suitable for family occupation, in which case, replacement with a new Class C3 dwellinghouse(s), suitable for family occupation will be the preferred approach, unless one of the criteria set out above can be satisfied.” <p>Amend paragraph 4.23 to read:</p>

		<p>“4.23 Such circumstances will be where the property/properties form/forms part of a site allocation within this document, and the accompanying development principles for that site, state that an alternative use for the property/properties has been identified or an alternative type of housing is more appropriate. Another example of an exceptional circumstance will be where an alternative form of development would fulfil regeneration aspirations endorsed by the City Council or where alternative provision meets other housing priorities of the City Council as set out in the Housing Nottingham Plan Housing Strategy for the City “Quality Housing for All”, such as provision for elderly persons including bungalows.”</p>
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Policy HO3: Affordable Housing

Ref No	Policy/Paragraph	Proposed Main Modification
MM22	Policy HO3: Affordable Housing	<p>Amend Policy wording to read:</p> <p>“1. Planning permission for new residential developments including conversions, of 15 dwellings or more, or of 0.5 hectares or more (irrespective of dwelling numbers), will be granted subject to a target of 20% of new dwellings being developed for affordable housing, where appropriate. For Starter Homes or other affordable home ownership products, the government may set a different threshold.</p> <p><u>1. Planning permission for new residential developments including conversions will be granted subject to the following affordable housing targets, where viable:</u></p> <p><u>a) For development where between 10 and 14 homes will be provided, at least 10% of the homes will be required to be available for affordable home ownership;</u></p> <p><u>b) For development where 15 or more homes will be provided, or the site has an area of 0.5 hectares or more, 20% of the homes will be required to be affordable housing, with at least 10% of homes being available for affordable home ownership, the remainder to be other forms of affordable housing.</u></p> <p>2. Affordable housing need should be met on-site. However, where it can be robustly justified, off-site provision or a financial contribution will be sought, in accordance with the City Council’s Supplementary Planning Guidance on affordable housing.</p> <p>3. The type of affordable housing to be provided on site will be negotiated having regard to:</p> <p>a) The Government’s policy on Starter Homes and other affordable home ownership product requirements;</p>

		<p>b) the City-wide need for affordable housing as identified in the Strategic Housing Market Assessment (SHMA), taking into account all other sources and supply of affordable housing;</p> <p>c) levels of affordability in the area; and</p> <p>d) size, type and tenure of housing in the area.</p> <p>4. On sites providing student dwellings, a commuted sum will be required in lieu of on- site affordable housing provision.”</p> <p>Amend justification text to read:</p> <p>“4.27 This policy relates to Policy 8 (Housing Size, Mix and Choice) and Policy 19 (Developer Contributions) of the Core Strategy. The NPPF states that where a local planning authority has identified that affordable housing is needed the approach must contribute to the objective of creating inclusive and mixed communities. Policies should be sufficiently flexible to take account of changing market conditions over time. It does not define the amount or type of affordable housing that should be provided, although the Housing and Planning Act 2016 allows for regulations to set the level of Starter Homes provision, and for the setting of a threshold above which Starter Home provision will be required. however, t<u>The government’s current requirement is</u> Housing White Paper proposes to amend the NPPF to introduce a clear policy expectation that housing sites <u>of 10 dwellings and more</u> deliver a minimum of 10% starter homes or other affordable home ownership products on sites over 10 dwellings or of 0.5ha and more. The affordable housing targets <u>as set out</u> above will be considered in the context of the deliverability and viability of development sites and the submission of robust viability assessments.</p> <p>4.28 Affordable housing <u>is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)</u>. A full definition is included in the Glossary. includes Social Housing (both Social Rent and Affordable Rent products) and Intermediate Housing, which includes shared ownership, shared equity and intermediate rent. The Housing and Planning Act 2016 contains provisions for Starter Homes, which the Government intends to be another form of affordable housing</p> <p>4.29 The following diagram shows the different affordable housing products:</p> 
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		<p>7 A Starter Home is a new dwelling, available to qualifying first time buyers only, sold at a discount of at least 20% of the market value, sold at less than the price cap of £250,000, and subject to restrictions on sale and letting. The 2017 Housing White Paper also proposes that a person's eligibility to purchase a starter home is also limited to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London).</p> <table border="0"> <thead> <tr> <th data-bbox="517 427 751 461">Social Housing</th> <th data-bbox="895 427 1225 461">Intermediate Housing</th> <th data-bbox="1262 427 1485 461">Starter Homes</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 472 826 506">● Social Rent</td> <td data-bbox="943 472 1098 546">● Shared Ownership</td> <td></td> </tr> <tr> <td data-bbox="616 562 810 636">● Affordable Rent</td> <td data-bbox="943 562 1198 636">● Discounted for Sale</td> <td></td> </tr> <tr> <td></td> <td data-bbox="943 651 1193 685">● Shared Equity</td> <td></td> </tr> <tr> <td></td> <td data-bbox="983 696 1161 730">○ Homebuy</td> <td></td> </tr> <tr> <td></td> <td data-bbox="1018 730 1107 763">○ Direct</td> <td></td> </tr> <tr> <td></td> <td data-bbox="983 775 1139 808">○ Firstbuy</td> <td></td> </tr> </tbody> </table> <p>4.30 The Government will determine both the threshold and amount of Starter Homes to be provided in developments. However, for any provision that is not for Starter Homes and/or other affordable home ownership products, the City Council will require affordable housing contributions to contain a mix of Social Housing and Intermediate Housing that meets the local need for affordable housing with reference to the criteria in the policy. The City-wide Strategic Housing Market Assessment (SHMA) is the primary evidence base for determining affordable housing this need. However, in order to maintain inclusive and mixed communities, reference to the amount, type and tenure of affordable housing already in the locality of a development is also relevant when determining the appropriate split between Social Housing and Intermediate Housing.</p> <p>4.31 Affordable housing supply is delivered through a range of mechanisms of which Section 106 contributions are one. The majority of affordable housing is delivered through other routes, such as the Government's National Affordable Housing Programme and the Council's own affordable housing development programme. and is in the form of Affordable Rent. Conversions of existing Registered Providers' stock from Social Rent to Affordable Rent will also increase the supply of Affordable Rent tenure in Nottingham.</p> <p>4.33 Where affordable housing is not provided on site, provision and financial contributions will be sought in accordance with the City Council's Supplementary Planning Guidance on affordable housing. Where agreed with the City Council, a gift of land for the development of affordable housing may be acceptable either in lieu or together with any financial contribution. The financial</p>	Social Housing	Intermediate Housing	Starter Homes	● Social Rent	● Shared Ownership		● Affordable Rent	● Discounted for Sale			● Shared Equity			○ Homebuy			○ Direct			○ Firstbuy	
Social Housing	Intermediate Housing	Starter Homes																					
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	○ Direct																						
	○ Firstbuy																						

		<p>contributions expected by the guidance is updated annually and the guidance will be replaced by an SPD following adoption of the LAPP. This SPD will include the approach to commuted sums for student housing.</p> <p>4.33a The Housing and Planning Act 2016 introduced a general duty for planning authorities to promote the supply of Starter Homes, and the Planning Policy Practice Guidance refers to the exception site policy, which enables applications for development for Starter Homes on under-used or unviable industrial and commercial land that is not currently identified for housing. Where Starter Home exception sites emerge, the Council will have regard to this duty and to the Government’s exception site policy.”</p>
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Policy HO4: Specialist and Adaptable Housing

Ref No	Policy/Paragraph	Proposed Main Modification
MM23	Policy HO4: Specialist and Adaptable Housing	<p>Amend Policy wording to read:</p> <p>“<u>1.</u> Planning permission for new residential development above a threshold of 10 or more dwellings will be granted subject to a target of at least 10% of new dwellings being developed as ‘Accessible and Adaptable’ dwellings, <u>where viable and technically feasible.</u></p> <p>2. In residential areas planning permission will be granted for specialist housing for older people, other vulnerable groups and for hostel accommodation provided that:</p> <p>a) a satisfactory residential environment can be achieved for the benefit of the intended occupants;</p> <p>b) the amenity of existing local residents would not be compromised;</p> <p>c) the use would not result in over-concentration of similar uses in any one area leading to a material change in character;</p> <p>d) the site is accessible to public transport and other services; and</p> <p>e) there will be satisfactory management arrangements in place to ensure amenity of nearby occupiers is maintained.”</p> <p>Amend paragraph 4.35 to read:</p> <p>“4.35 The NPPF states that in order to create inclusive and mixed communities, local planning authorities should plan for a mix of housing based on the needs of different groups in the community. <u>This includes older people and people with disabilities. Government policy allows Local Plans to seek the provision of Accessible and Adaptable Dwellings (Category 2) where they address a clearly evidenced need, and where their impact on viability has been considered. National and local</u></p>

		<p>statistics and the Disabled Housing Needs Study (2012) indicate that Nottingham has a disproportionately high number of older people living with long term health problems and disabilities, and people of working age who are core disabled or work limited disabled, under the definition of the Equalities Act, and many of these people are in unsuitable accommodation. The number of older people and people with disabilities is projected to increase significantly over the plan period, and the preponderance of small houses and flats in Nottingham's existing housing stock means that many existing properties are difficult to adapt. The impact on viability of this policy on residential development has been considered through the Nottingham City Council Whole Plan Viability Assessment (August 2018) and found to be acceptable.</p> <p>Amend paragraph 4.38 to read:</p> <p>“4.38 Proposals for specialist accommodation will be expected to conform to the appropriate standards set out within the Building Regulations (as amended 2015) relating to Accessible and Adaptable Dwellings (Category 2) and Wheelchair User Dwellings (Category 3) as appropriate. Guidance on designing specialist accommodation for people with impaired mobility can be found in BS9266: 2013 ‘Design of accessible and adaptable general needs housing – Code of Practice’.”</p>
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Policy HO5: Locations for Purpose Built Student Accommodation

Ref No	Policy/Paragraph	Proposed Main Modification
MM24	Policy HO5: Locations for Purpose Built Student Accommodation	<p>Amend Policy wording to read:</p> <p>“Purpose built student accommodation of an appropriate scale and design will be encouraged in the following locations, subject to developers demonstrating that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development:</p> <ul style="list-style-type: none"> a) allocated sites where student accommodation use accords with site specific Development Principles; b) University campuses; c) within the City Centre boundary (as shown on the Policies Map), subject to accordance with site and area specific policies, including relevant ‘Quarter Policies’ but excluding the areas of predominantly family housing; d) above shopping and commercial frontages within defined

		<p>Town, District and Local Centres, and within other shopping and commercial frontages on main transport routes where this assists in the regeneration of underused sites and premises and is consistent with relevant defined Centre policies;</p> <p>e) sites where student accommodation accords with an approved SPD.”</p> <p>Amend paragraph 4.48 to read:</p> <p>“4.48 In the context of the above trends, together with the protection of existing family housing through Policy HO2 and the Article 4 regulation of HMOs and student accommodation afforded by Policy HO6, the encouragement of purpose built accommodation in appropriate locations as an alternative to the general housing stock continues to form an important element of the Council’s housing policy framework and is consistent with the Housing Nottingham Plan 2012-2015. High quality purpose built schemes in the right locations can not only help to meet the housing needs of a growing student population and reduce demand on the City’s existing housing stock, but also have a broader role to play in the creation of sustainable communities through associated planning obligations including those that provide for affordable housing, which will usually be off-site, and the delivery of wider regeneration benefits. This policy sets out the locations where PBSA will be encouraged but should be read in conjunction with Policy HO6 which sets out how proposals will be assessed.”</p> <p>Amend paragraph 4.51a to read:</p> <p>“4.51a The evidence of ‘need’ for additional student accommodation should include, but not be limited to, capacity assessment of existing stock (both University and privately owned stock) including any waiting lists for existing places, an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications), consultation with Higher Education providers and reference to the Council’s latest Authority Monitoring Report which contains information on student numbers and completed bed spaces. The demand for different types of student accommodation is also relevant in demonstrating need, with most rent schemes consisting largely of studio flats. Schemes designed to appeal to: returning students, students requiring short term contracts, and students with families are particular segments where further provision is sought. Returning students have a preference to live as a household with friends, therefore schemes addressing these preferences are more likely to be supported.”</p>
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Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Ref No	Policy/Paragraph	Proposed Main Modification
MM25	Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation	<p>Amend Policy wording to read:</p> <p>“1. Planning permission for the following development will only be granted where it does not conflict with Policies HO1 and HO2 above and does not undermine local objectives to create or maintain sustainable, inclusive and mixed communities:</p> <ul style="list-style-type: none"> a) changes of use and / or the erection of buildings to create new Houses in Multiple Occupation (HMOs); b) extension / alteration of existing HMOs including development that facilitates an increase in the number of occupiers / bedspaces; c) changes of use and the erection of buildings to create <u>which include the creation of</u> residential accommodation for exclusive occupation by students (e.g. purpose built student accommodation); d) extension/alteration of purpose built student accommodation resulting in an overall increase in the number of student bed spaces. <p>2. In assessing the development’s impact on local objectives to create or maintain sustainable, inclusive and mixed use communities, regard will be given to the following criteria:</p> <ul style="list-style-type: none"> a) the existing proportion of HMOs and / or other Student Households in the area and whether this proportion amounts or will amount to a ‘Significant Concentration’ (calculated using the methodology shown in Appendix 6) <u>apart from PBSA within areas identified in Policy HO5 where new PBSA is encouraged;</u> b) the individual characteristics of the building or site and immediate locality; c) any evidence of existing HMO and purpose built accommodation provision within the immediate vicinity of the site that already impacts on local character and amenity; d) the impact the proposed development would have on the character and amenity of the area or site having particular regard to the criteria set out in Policies DE1 and DE2; e) whether the proposal would incorporate adequate management arrangements, and an appropriate level of car and cycle parking having regard to the location, scale and nature of the development; f) whether the proposal would result in the positive re-use of an existing vacant building or site that would have wider regeneration benefits; g) whether adequate evidence of the need for new purpose built student accommodation of the type proposed has been provided; h) whether new purpose built student accommodation is designed in such a way that it can be capable of being re-

		<p>configured through internal alterations to meet general housing needs in the future; and</p> <p>i) whether the proposal in respect of purpose built accommodation includes appropriate room sizes and provides adequate communal space/ facilities, and student drop off/ collection arrangements.”</p> <p>Amend paragraph 4.60 to read:</p> <p>“4.60 Where there is already a ‘Significant Concentration’ of HMOs and/or student households in an area, calculated using the methodology in Appendix 6, planning permission will therefore not usually be granted for further HMOs or Purpose Built Student Accommodation <u>unless the PBSA complies with Policy HO5</u>. A ‘Significant Concentration’ is considered to be 10%.”</p> <p>Amend paragraph 4.64 to read:</p> <p>“4.64 The provision of purpose built student accommodation will be kept under review to ensure an appropriate level of accommodation is provided. The student market is not homogenous, but includes demands for different types of accommodation; however, recent evidence indicates a low level of vacancy across all accommodation types. In order to ensure new purpose built student housing does not lead to overprovision, and thus unsustainable levels of vacancies within the existing stock of purpose built accommodation, policy HO6 includes a requirement for developers to provide evidence of the need for the scheme, and what segment of student population the development will cater for (<u>see paragraph 4.51a for guidance on what constitutes need under this policy</u>). Schemes designed to appeal to returning students, students requiring short term contracts and students with families are particular segments where further provision is sought. Returning students have a preference to live as a household with friends (thus the predominance of shared housing in some areas of the City), so schemes replicating these preferences are more likely to be supported. Developers of new student accommodation are advised to liaise with the relevant University in order to understand current accommodation needs and demands.”</p>
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Policy HO7: Gypsies, and Travellers and Travelling Showpeople

Ref No	Policy/Paragraph	Proposed Main Modification
MM26	Policy HO7: Gypsies, and Travellers and Travelling Showpeople	<p>Amend text to provide new Policy HO7 and Justification text to read:</p> <p>“Gypsies, and Travellers and Travelling Showpeople</p>

~~4.64a The Government's Planning Policy for Traveller Sites (2015) states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Accordingly, Core Strategy Policy 9 provides criteria against which future proposals will be assessed and also safeguards existing permanent provision from alternative development.~~

~~**Gypsies and Travellers**~~

~~4.64b The Nottingham Gypsy and Traveller Accommodation Assessment (2015) used demographic data and other data such as the number of available pitches to calculate pitch need. The assumptions used in the assessment were considered to be positive and realistic, in that they did not underplay the potential requirement. For instance the Assessment included an assumption that turnover on existing pitches in the City will have only a limited contribution to supply, due to the individual nature of sites present. Overall, the assessment concluded that there was potentially a very modest gross requirement of 2 new pitches for Nottingham over the study period; the net figure would be negative. This additional requirement would arise at the beginning of the plan period, after which the formula suggested the need would cease.~~

~~The figure was broken down as follows:~~

2014 - 2019	1.76
2019 - 2024	-1.98
2024 - 2029	-1.27

~~4.64c Nottingham City Council took this value as the starting point for its Local Plan approach. It supplemented this study further using intelligence on the ground to scrutinise this figure.~~

~~4.64d There has been no recent planning activity concerning provision of Gypsy and Traveller pitches in Nottingham in recent years, the most recent being the development of an 8 pitch site at Cinderhill, granted planning permission in 2009. Current provision in the City amounts to 40 pitches and this is wholly within the private sector, with no public sector managed sites. Considering the figures from the national caravan count as detailed in Table 1 below, there have consistently been pitches available for Gypsies and Travellers in Nottingham City. The figure of 13 caravans for~~

~~January 2016 translates into 10 pitches (when one applies the 1.3 caravans per pitch figure used in the GTAA). This means that at this point in time some 30 pitches were available for use by the Gypsy and Traveller community, a figure well in excess of the theoretical need figure of 2. The Council is confident that the evidence provided in the caravan counts dating back to 2014 consistently demonstrates a vacancy rate well in excess of the GTAA need figure, hence it does not consider there to be a requirement to allocate additional traveller pitches in the Local Plan.~~

~~**Table 1: National Gypsy and Traveller Caravan Count Figures**~~

2014	January	30
	July	16
2015	January	28
	July	36
2016	January	13

~~**Travelling Show People**~~

~~4.64e There are currently three sites catering for Travelling Showpeople in Nottingham. The largest one, granted a further 5 year temporary permission in January 2017, is 1.57 ha and located off Western Boulevard. There are also small sites at Blenheim Lane and at the Relics, Greasley Street. Although the Western Boulevard site is included in this plan as development site, PA22, it will only be developed for housing and employment if it is no longer required to meet the needs of the Travelling Showpeople.~~

~~4.64f Travelling Showpeople are distinct from Gypsies and Travellers in that they are not a distinct ethnicity, rather they follow a particular economic occupation. As such, determining future needs through household projections is unreliable. The Council intends to meet their accommodation needs on existing sites. It is considered that there is capacity on these sites to cater for any additional small scale need that may arise from Nottingham's Travelling Showpeople community. This would be achieved by an intensification of use, subject to general amenity issues, as the Travelling Showpeople do not currently occupy the entirety of the sites.~~

~~**Table 2: Travelling Showpeople Caravans**~~

2013	16
2014	11
2015	18
2016	12

~~4.64g If a level of need emerges beyond what can be accommodated on existing sites during the Plan period, it will be considered under Core Strategy Policy 9. The most likely locations to meet this need will be allocated mixed use sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy 9. It is anticipated that this would be met from the private sector (i.e. the Gypsy and Traveller and Travelling Showpeople communities themselves). The City Council will continue to work with its conurbation partners on this strategic issue, and the extent of existing and new provision of pitches and plots will be kept under review.~~

Policy H07: Gypsies and Travellers and Travelling Showpeople

Safeguarding Existing Supply

1. Existing Gypsy and Traveller and Travelling Showpeople sites will be protected unless it can be demonstrated that they are no longer required or suitable alternative provision can be made.

Meeting Future Need

2. The accommodation needs of Gypsies and Travellers and Travelling Showpeople will be met in the following ways:
 - a) On sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy 9; and
 - b) On appropriate small scale infill and/or small scale site extensions

Justification

Gypsies and Travellers and Travelling Showpeople

4.65 The Government’s Planning Policy for Traveller Sites (2015) states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of

travellers in their area. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Accordingly, Core Strategy Policy 9 provides criteria against which future proposals will be assessed and also safeguards existing permanent provision from alternative development.

Gypsies and Travellers

4.66 The Nottingham Gypsy and Traveller Accommodation Assessment (2015) used demographic data and other data such as the number of available pitches to calculate pitch need. The assumptions used in the assessment were considered to be positive and realistic, in that they did not underplay the potential requirement. For instance the Assessment included an assumption that turnover on existing pitches in the City will have only a limited contribution to supply, due to the individual nature of sites present. Overall, the current situation is that there is a maximum requirement of 2 new pitches arising at the beginning of the Plan period, falling to a negative requirement over the rest of the Plan period and thereby resulting in a negative overall figure.

The figure was broken down as follows:

Table 1: GTAA Need

<u>2014 -2019</u>	<u>1.56</u>
<u>2019 - 2024</u>	<u>-2.02</u>
<u>2024 - 2029</u>	<u>-1.31</u>

4.67 This value is the starting point for the Local Plan approach, supplemented study further by using intelligence on the ground to scrutinise this figure. There has been no recent planning activity concerning provision of Gypsy and Traveller pitches in Nottingham in recent years, the most recent being the development of an 8 pitch site at Cinderhill, granted planning permission in 2009. Current provision in the City amounts to 40 pitches and this is wholly within the private sector, with no public sector managed sites.

Table 2: National Gypsy and Traveller Caravan Count Figures

<u>2014</u>	<u>January</u>	<u>30</u>
	<u>July</u>	<u>16</u>

<u>2015</u>	<u>January</u>	<u>28</u>
	<u>July</u>	<u>36</u>
<u>2016</u>	<u>January</u>	<u>13</u>

Source : DCLG (May, 2017)

Travelling Showpeople

4.68 There are currently three sites catering for Travelling Showpeople in Nottingham. The largest one, granted a further 5 year temporary permission in January 2017, is 1.57 ha and located off Western Boulevard. There are also small sites at Blenheim Lane and at the Relics, Greasley Street.

4.69 Travelling Showpeople are distinct from Gypsies and Travellers in that they are not a distinct ethnicity, rather they follow a particular economic occupation. As such, determining future needs through household projections is unreliable. The Council intends to meet their accommodation needs on existing sites. It is considered that there is capacity on these sites to cater for any additional small scale need that may arise from Nottingham’s Travelling Showpeople community. This would be achieved by an intensification of use, subject to general amenity issues, as the Travelling Showpeople do not currently occupy the entirety of the sites.

Table 3: Travelling Showpeople Caravans

<u>2013</u>	<u>16</u>
<u>2014</u>	<u>11</u>
<u>2015</u>	<u>18</u>
<u>2016</u>	<u>12</u>

Source : DCLG (May, 2017)

Meeting Future Gypsy and Traveller and Travelling Showpeople Need

4.70 The current situation for gypsies and travellers is that there is a maximum requirement of 2 new pitches arising at the beginning of the Plan period, falling to a negative requirement over the rest of the Plan period and thereby resulting in a negative overall figure. No need has been identified for additional travelling showpeople accommodation. However, if

		<p><u>a need emerges for either of these groups that cannot be accommodated on existing sites during the Plan period, any proposals will be considered under Core Strategy Policy 9 and LAPP Policy HO7. The most likely locations to meet this need will be sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy 9. Small scale infill and possible small scale site extensions are considered to be the most appropriate form of provision which will assist in integrating gypsy and traveller and travelling showpeople sites into local communities. It is anticipated that these would be private sector sites (i.e. owned by the Gypsy and Traveller and Travelling Showpeople communities themselves). The City Council will continue to work with its conurbation partners on this strategic issue, and the extent of existing and new provision of pitches and plots will be kept under review.”</u></p>
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Policy DE1: Building Design and Use

Ref No	Policy/Paragraph	Proposed Main Modification
MM27	Policy DE1: Building Design and Use	<p>Amend Policy wording to read:</p> <p><u>“1.</u> Planning applications will be considered against the following design criteria:</p> <ul style="list-style-type: none"> a) whether the development would respect and enhance the streetscape, local environment, townscape and character of the area, and in particular its established scale, massing, rhythm, landscape (including ridge lines), historic views and materials; b) whether a satisfactory level of amenity would be provided for occupiers of the development and/or occupiers of neighbouring properties. In assessing this, consideration will be given to issues such as privacy, daylight, sunlight, outlook, scale/massing, security, odour, dust, noise, vibration and nuisance; c) whether the development would enhance community safety, crime prevention and street activity, <u>and where relevant be designed to reduce the risk of terrorist incidents;</u> d) whether the development would prejudice the comprehensive development or regeneration of a larger area; e) whether the development makes provision for the safe and convenient use of, and access into and around the building, paying particular attention to the needs of people with disabilities; f) whether the development would provide appropriate internal and external storage and convenient and efficient room layouts which are functional and fit for purpose;

		<p>g) for residential development, whether the development would meet the Nationally Described Space Standards set out in Figure 4;</p> <p>hg) whether the development would allow for future flexibility and adaptability (in terms of both internal and external layout of buildings);</p> <p>ih) whether the development would accord with the principles of sustainability in design, including renewable resources, accessibility and efficiency of use and appropriate techniques to minimise the impact of surface water discharges;</p> <p>ji) whether the development is designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials, and assist the collection, separation, sorting, recycling and recovery of waste arising from the development.</p> <p><u>2 From six months after the adoption of this Plan, all residential development should meet the Nationally Described Space Standards as set out in table 4.”</u></p> <p>Amend paragraph 4.75 to read:</p> <p>“4.75 Buildings must be designed to fulfill their function effectively, but consideration must also be given to the way they impact on the surrounding townscape, landscape and neighbouring properties. They must enhance the local environment, contributing to the vitality of areas and improve community safety. <u>There has been an increased risk of terrorist incidents in recent years, and where appropriate the design of buildings and their immediate environment should take account of the need to reduce the risk of terrorist attacks occurring by reducing vulnerability and increasing resilience. Measures to reduce the risk should be sensitively designed, and accord with the principles of Policy DE2 - Design and Place Making.</u> The built up nature of Nottingham means that landscape issues are relevant only to a small number of new developments. However, the development of some edge of urban sites could impact on the wider landscape. Where this is the case, the design and layout should have regard to the relevant policy zone within the Greater Nottingham Landscape Character Assessment and where appropriate a Landscape and Visual Impact Assessment, of an appropriate level to the proposed development should be provided.”</p>
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Policy DE2: Context and Place Making

Ref No	Policy/Paragraph	Proposed Main Modification
MM28	Policy DE2: Context and Place Making	Amend paragraph 4.89 to read:

		<p>“4.89 The layout of development should also enhance community safety. Where appropriate, public areas should be overlooked and clearly visible from adjoining buildings, with the design and landscaping providing for clear sight lines along public route routes (path, cycle ways etc), avoiding the creation of unnecessary concealed areas. Buildings should be visually interesting at street level, with entrances and windows used to create active frontages which allow for natural surveillance and provide a sense of vitality. Ground floors should be occupied by active uses and should not turn their back on streets and other public spaces. Public and private open space should be clearly differentiated, avoiding piecemeal and isolated patches that have no clear purpose and that could be prone to vandalism. <u>Where necessary, for instance in places that people gather, or in the vicinity of vulnerable uses, the design of spaces should take into account the risk of terrorism, and the need to reduce the risk of terrorist attacks occurring by reducing vulnerability and increasing resilience. Measures to reduce the risk should be sensitively designed so as to not detract from, and where possible enhance, local amenity.</u>”</p>
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Policy DE6: Advertisements

Ref No	Policy/Paragraph	Proposed Main Modification
MM29	Policy DE6: Advertisements	<p>Amend Policy wording to read:</p> <p>“1. Applications for advertisement consent will be considered with regard to their impact on visual <u>or aural</u> amenity and public safety. In assessing these applications, the following considerations will be applied:</p> <ul style="list-style-type: none"> a) the impact upon the visual amenity of the building or area by reason of its scale, position, quality, character, illumination or design; b) whether the advertisement would result in a wider environmental benefit, such as providing the screening of an unsightly site; c) whether the sign would assist with the regeneration of a site or area; d) the impact upon heritage assets; e) the cumulative impact of the sign and any resulting clutter; and f) the impact upon highway or pedestrian safety; <u>and</u> g) <u>whether the sound from digital adverts would be distracting to those in the immediate vicinity, such as drivers, passers-by, or people living nearby.</u>

	<p>2. Action will be taken to secure the removal of advertisements where they <u>are displayed without or in contravention of the relevant consent or where they cause substantial injury to visual or aural amenity or danger to the public</u> cause substantial harm to amenity or highway/public safety.”</p> <p>Amend paragraph 4.108 to read:</p> <p>“4.108 <u>In assessing the impact on visual and aural amenity and public safety the Council will have regard to matters such as the height at which the advertisement is located; the effect of any illumination and sound; its impact on the relevant locality and the proposed length of the consent. Whilst large scale hoardings and displays can have a considerable impact they might be found to be acceptable if they are providing screening to sites or premises which themselves are visually detrimental to the surrounding area.</u>Signs positioned on top of buildings or which straddle buildings, fascia signs which are placed higher than the level of first floor window sills, or fully internally illuminated fascias, would not generally be granted consent.</p> <p>4.109 Freestanding advertisements will not normally be granted consent because their low height and temporary nature are likely to cause clutter and are a danger to pedestrians, particularly to disabled people. Such adverts may be acceptable, where they constitute part of the overall scheme.</p> <p>4.110 Large poster displays can have a considerable impact on the overall appearance of the urban area. The siting of hoardings will be carefully controlled to reduce their impact. They will normally only be acceptable temporarily to screen sites or premises which would otherwise be visually detrimental to the surrounding area.”</p> <p>Amend paragraph 4.111a to read:</p> <p>“4.111a Digital screens to show advertising and events are a newly emerging media, and can involve both moving images and sound. As such they can have a disproportionate impact on public spaces. <u>Aural and visual amenity will therefore be a key consideration in determining advertisement consents for digital screens. Animations, moving images, their transition times and sound from digital adverts can be particularly distracting to those in the immediate vicinity, such as drivers, passers-by, or people living nearby.</u> The City Council has prepared informal guidance as to how the amenity and public safety impacts of digital screens located within the City Centre should be assessed (City Centre Digital Media Interim Planning Statement), and further guidance to extend coverage to the whole of the City will be prepared.”</p>
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Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Ref No	Policy/Paragraph	Proposed Main Modification
MM30	Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets	<p>Policy redrafted to read:</p> <p>“1. <u>Development proposals affecting heritage assets and/or their settings</u> will be supported where <u>they conserve or enhance the historic environment heritage assets and/or their settings are conserved and enhanced</u> in line with their interest and significance.</p> <p>2. Proposals that affect heritage assets will be expected to demonstrate an understanding of the significance of the asset (including setting), identify the impact of development upon this and provide a clear justification for the development, especially if these would harm the asset or its setting, in order that a decision can be made as to whether the merits of the alternative proposals for the site bring substantial public benefits which decisively outweigh the harm arising from the proposals.</p> <p>2. <u>Where proposals could affect a heritage asset and/or its setting, the applicant will be expected to describe the asset’s significance (including the contribution made by its setting) in a proportionate level of detail to the asset’s significance that allows the impact of the proposals on its significance to be sufficiently understood.</u></p> <p><u>Designated Heritage Assets</u></p> <p>3. <u>Planning permission will be refused where development proposals lead to substantial harm to or total loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</u></p> <ul style="list-style-type: none"> • <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u> • <u>the nature of the heritage asset prevents all reasonable uses of the site; and</u> • <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</u> • <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u> <p>4. <u>Where a development proposal would result in less than</u></p>

		<p><u>substantial harm, permission will only be granted where the public benefits, including securing its optimum viable use, outweigh the harm.</u></p> <p><u>Non-Designated Heritage Assets</u></p> <p><u>5. Where development affects a non-designated heritage asset or would result in its demolition or loss, a balanced judgment on the acceptability of the proposal will be made, having regard to the scale of any harm (substantial or less than substantial) or loss and the significance of the heritage asset.</u></p> <p><u>All Heritage Assets</u></p> <p>36. Proposals affecting <u>any</u> heritage asset and/or its setting will be considered against the following criteria, where relevant:</p> <ul style="list-style-type: none"> a) the significance of the asset; b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic and archaeological interest that it possesses; c) whether the proposals would preserve and, where possible, enhance the character or appearance of a heritage asset by virtue of siting, scale, urban grain, building form, massing, height, materials and quality of detail; d) whether the proposals would respect their relationship with the historic street pattern, topography, urban spaces, gardens, landscape, views and landmarks; e) whether the proposals would demonstrate high standards of design appropriate to the historic environment; f) whether the proposals would contribute to the long term maintenance and management of the asset; g) whether the proposals would appropriately provide for ‘in-situ’ preservation, or investigation and recording of archaeology, based upon significance; <p>and</p> <ul style="list-style-type: none"> h) <u>whether the proposals would bring a vacant heritage asset back into use and</u> to what degree the proposed <u>use would be viable and</u> is compatible with the significance of the asset; <u>and</u> i) <u>whether it can be demonstrated that the new</u>
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		<p style="text-align: right;"><u>development will proceed after the loss has occurred.</u>”</p> <p>Amend paragraph 4.117 to read:</p> <p>“4.117 Nottingham has a rich and distinctive historic environment which makes a crucial contribution to the City’s identity. Historic buildings, monuments, sites, areas and landscapes are an irreplaceable resource and will be protected from adverse developments which harm their significance. The level of protection afforded to these heritage assets will be proportionate to their historic, architectural, artistic and archaeological importance and will be in accordance with the NPPF and subsequent Government guidance. <u>Development involving the demolition of, or substantial harm to the significance of a designated asset will only be granted in exceptional circumstances.</u> Furthermore a balanced judgement will be made on the acceptability of proposals which affect a non-designated heritage asset, or results in its demolition or loss, having regard to the scale of any harm or loss and the significance of the heritage asset.”</p> <p>Amend paragraph 4.125 to read:</p> <p>“4.125 The special character of each Conservation Area will be identified in appraisals, and new development assessed against management plans produced for each area. There is a presumption in favour of retaining features which make a positive contribution to the character or appearance of a Conservation Area, <u>recognising that not all elements of a Conservation Area contribute to its significance.</u> For developments within Conservation Areas the Council will require detailed plans showing elevations, materials and the relationship with neighbouring buildings, spaces and landscape features (including trees). <u>A judgment will then be made as to whether the proposal represents substantial or less than substantial harm and this policy will be applied accordingly.</u> Outline applications for development within Conservation Areas will not normally be acceptable.”</p>
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Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Ref No	Policy/Paragraph	Proposed Main Modification
MM31	Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre	<p>Amend Policy wording to read:</p> <p>“Outside the City Centre, as shown on the accompanying Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5) and licensed entertainment venues where:</p>

		<p>a) the proposal is located within an existing Centre, or meets the requirements set out in SH4;</p> <p>b) the proposal is compatible with the scale, character and function of any Centre in which it is located, and maintains or enhances the vitality and viability of that Centre;</p> <p>e) the proposal would support and not undermine any local development strategy for the area and / or up to date and adopted SPD for the site, Centre or area;</p> <p>edc) the proposal would not result in any unacceptable impacts on nearby residents and occupiers in terms of noise and disturbance (generated either inside or outside the premises and by activity attributable to its operation), vibration, fumes, waste generation, litter, anti-social behaviour and crime having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and / or obligations;</p> <p>edd) the cumulative impact of food, drink and entertainment uses, in the Centre or area, taking into account the number and distribution of existing premises, and any evidence of harm caused by such uses is not of an unacceptable level;</p> <p>fee) the proposal would not result in a prejudicial effect on future residential development initiatives. and</p> <p>g) in the case of an A5 (hot food takeaway use), it is located within an existing Centre or at least 400 metres from a secondary school unless it can be clearly demonstrated that the proposal will not have a negative impact on health and wellbeing.”</p> <p>Delete paragraph’s 4.156 to 4.159:</p> <p>“4.156 The NPPG refers to and provides a link to the ‘Healthy people, healthy place briefing; Obesity and the environment regulating the growth of fast food outlets’ (Public Health England – March 2014). This briefing outlines actions available to Local Authorities in tackling obesity through the regulation of fast food outlets – such as restricting their development close to schools. This is also supported by NICE public health guidance ‘Prevention of Cardiovascular Disease’ (June 2010) which recommends that planning authorities should set limits for the number of takeaways and other food outlets in a given area with directives to specify the distance from schools.</p> <p>4.157 Nottingham has one of the highest numbers of hot food takeaways in the country. Nottingham is within the top quartile of all English Districts with 111 hot food takeaways for every 100,000 people compared to 88 for England and 74 for the East Midlands (2011). Data from the National Child Measurement Programme 2014/15 (Public Health England) shows that Nottingham has the highest percentage of overweight and/or obese children across all age groups. Taking Year 6 as an example, the percentage of children in Nottingham age 10-11 classified as overweight or obese is 37.9%, compared to 32.4% for the East Midlands and 33.2% in England. Furthermore, there</p>
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		<p>is research evidence of a relationship between obesity and low fruit and vegetable intake, and the distribution of fast food outlets.</p> <p>4.158—In addition to compliance with the other criteria within the policy, proposals for A5 takeaway uses will therefore not be supported outside established Centres if they are located within 400 metres of a secondary school, unless it is clearly demonstrated that the proposal will not have a negative impact on health and wellbeing. This might include, for example, hours of operation which avoid those times when secondary school age children are most likely to visit hot food takeaways.</p> <p>4.159—In implementing the Policy, the distance of 400m within criterion g) is taken to be the distance from the nearest pedestrian entrance of a secondary school by foot to the main entrance of a proposed hot food takeaway. A distance of 400m is considered to be representative of easy walking distance from a school and equates to the widely accepted distance used in considering acceptability of walking distances to local bus stops.”</p>
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Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Ref No	Policy/Paragraph	Proposed Main Modification
MM32	Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value	<p>Amend paragraph 4.171 to read:</p> <p>“4.171 The loss of a public house may be permitted where it can be clearly demonstrated that a range of alternative accessible public houses exist which provide a diverse range of services which continue to meet the needs of the community. <u>For instance where the public house proposed to be lost serves a particular section of the local community, an alternative accessible public house that also serves that section of the community should exist. In reaching a decision, regard will be had to whether the public house is a designated Asset of Community Value, and to the results of consultation undertaken as part of the consideration of the planning application.</u>”</p>

Policy LS5: Community Facilities

Ref No	Policy/Paragraph	Proposed Main Modification
MM33	Policy LS5: Community Facilities	Amend Policy wording to read:

		<p>“1. Planning permission for new or improved community facilities (including shared facilities) will be granted subject to the following considerations:</p> <ol style="list-style-type: none"> a) whether the proposed use is compatible with <u>harmful to the amenity of</u> adjoining and nearby uses; b) whether the proposal would cause congestion, and the amounts and times of this congestion; and c) whether the proposal impacts on the living conditions of residents, especially in areas that are primarily residential in nature. <p>2. The loss of community facilities (other than Public Houses) and their sites will only be permitted if it can be demonstrated that:</p> <ol style="list-style-type: none"> a) replacement facilities of an appropriate <u>equivalent</u> quality and size are to be provided as part of new development proposals; or b) replacement facilities of an appropriate <u>equivalent</u> quality and size are to be provided in an alternative suitable <u>location serving the same catchment</u> area; or c) the facility is no longer needed within the community and suitable alternative provision with sufficient capacity is available in the area; or d) the building or land is no longer suitable to accommodate the current use and cannot be retained or adapted to accommodate community facilities and there is no need or demand for any other suitable community use; or e) in the case of commercial community facilities, it has been demonstrated that the use is no longer viable and evidence has been made available to demonstrate that all reasonable efforts have been made to preserve the facility and it would not be economically viable to retain the building for other community uses. Evidence requirements set out in criteria 2a) to d) of Policy LS4 are relevant in this regard. <p>3. Developer contributions will be sought <u>where necessary</u> to support new and expanded community facilities depending on the scale and nature of development proposals and the need arising from the development.”</p> <p>Amend paragraph 4.181 to read:</p> <p>“4.181 New development, such as housing, may give rise to the need for new or expanded local facilities to support new communities. Where <u>necessary</u> appropriate, S106 Agreements will be sought for the provision of new, expanded or refurbished community facilities depending on the nature of the proposal and type and capacity of existing facilities in the area.”</p>
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Policy TR1: Parking and Travel Planning

Ref No	Policy/Paragraph	Proposed Main Modification
MM34	Policy TR1: Parking and Travel Planning	<p>Amend Policy wording to read:</p> <p>“5. Proposals for car parks as set out in Policy TR1 4a) and b) will be assessed on their merits, taking into account the following issues:</p> <ul style="list-style-type: none"> a) the extent to which the amenity of occupiers of neighbouring properties would be adversely affected (including for example, through noise, fumes, visual amenity), particularly residential occupiers; b) whether measures can be undertaken to significantly reduce the use of private cars to travel to and from the site (including the use of Smarter Choices), where public transport, cycling or walking provision is inadequate and alternative measures to enhance these are not possible, or there is a shortage of shopper and visitor parking detracting from the vitality and viability of the specific area of the City; c) whether excessive on street parking in that part of the City is having an adverse effect on highway safety or visual amenity which cannot be reasonably resolved by other means; d) whether traffic generated by the proposed development would be prejudicial to conditions of highway safety or detrimental to the character and appearance of Conservation Areas or other sensitive areas <u>in or immediately adjoining</u> of the City, particularly for the reasons set out in Policy DE1.” <p>Amend paragraph 4.196 to read:</p> <p>“4.196 Travel Plans are an effective tool in promoting sustainable transport modes and help reduce the need for car travel and associated parking. Transport Assessments and Travel Plans or Transport Statements will be requested for development depending on its anticipated scale and impact on the transport network in line with the Department for Transport’s best practice guidance or subsequent national or locally derived standards. Where <u>necessary</u> appropriate planning conditions and S106 agreements will be used to secure and implement Travel Plans.”</p> <p>Amend paragraph 4.199a to read:</p> <p>“4.199a In <u>July 2017</u> December 2015, DEFRA identified Nottingham as one of the cities <u>required to deliver a Clean Air Zone by the end of 2019 or sooner, with a view to achieving compliance with air quality standards within the shortest possible time.</u> mandated to achieve Clean Air Zone targets, no later than 31 December</p>

		<p>2019. Travel Demand Management supporting the use of sustainable transport modes including the use of Ultra Low Emission Vehicles, will play a significant role in meeting this target. Further information on Clean Air Zone requirements are set out in ‘Improving air quality in the UK tackling nitrogen dioxide in our towns and cities’ (DEFRA).”</p>
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Policy TR2: The Transport Network

Ref No	Policy/Paragraph	Proposed Main Modification
MM35	Policy TR2: The Transport Network	<p>Amend Policy wording to read:</p> <p>“1. Planning permission will not be granted for developments which would prejudice the efficient and safe operation of the existing highway network or future improvements to the transport network identified through the Local Transport Plan process, as set out below or shown on the accompanying Policies Map:</p> <p>a) Highway Route Improvement Safeguarding (Indicative): TR2.1 Connecting Eastside Phase 2 TR2.2 Southern Growth Corridor TR2.3 Ring Road Major Phase 2 TR2.4 Turning Point South TR2.5 Abbey Street/Gregory Street TR2.6 Nottingham Business Park TR2.7 The Crescent TR2.8 Hallowell Drive TR2.9 Experian Way</p> <p>b) Highway Planning Lines: TR2.10 Manvers Street (Sneinton Hermitage - part of Connecting Eastside Phase 2) TR2.11 Daleside Road (part of Southern Growth Corridor) TR2.12 Thane Road (part of Southern Growth Corridor) TR2.13 Hucknall Road (part of Ring Road Major Phase 2) TR2.14 Basford Bridge (part of Ring Road Major Phase 2) TR2.15 Crown Island (part of Ring Road Major Phase 2) TR2.16 Maid Marian Way Realignment (part of Turning Point South) TR2.17 Cattle Market Road TR2.17(a) Kilpin Way (Poulton Drive/Trent Lane Link) TR2.18 Clifton West</p> <p>c) Other Transport Network Schemes:</p> <ul style="list-style-type: none"> • Rail Line Upgrading (Indicative) • Nottingham Enterprise Zone (Sustainable Transport Package)

		<ul style="list-style-type: none"> • NET Safeguarding (Indicative) City Centre Proposed Pedestrian Environment Improvements/Enhanced Pedestrian Connections (Indicative) • Railway Station Safeguarding (Indicative) • Proposed Net Stop (Indicative) (part of the Turning Point South proposals) • High Speed Rail 2 Safeguarding”
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Section 5: Development Management Policies – Our Environment

Policy EN1: Development of Open Space

Ref No	Policy/Paragraph	Proposed Main Modification
MM36	Policy EN1: Development of Open Space	<p>Amend paragraph 5.9 and 5.10 to read:</p> <p>“5.9 In a densely populated area like Nottingham, it is important to protect open spaces. There has been significant investment into many of the City’s parks, raising their quality and with many having been awarded Green Flag status. Whilst it is important to protect open spaces, they vary significantly in quality and type. Some suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance resources and inappropriate location. In some areas, the type of provision does not meet identified needs, resulting in open spaces being under-used and seen as being of limited value to the local community.”</p> <p>5.10 <u>In a densely populated area like Nottingham, it is important to protect open spaces. There has been significant investment into many of the City’s parks, raising their quality and with many having been awarded Green Flag status.</u> The Open Space Network includes parks, nature reserves, public and private playing fields, golf courses, allotments, community gardens, cemeteries, play spaces, woodland, banks and towpaths of rivers and canals, other vegetated paths and track ways, squares and other incidental spaces as shown on the Policies Map. This ‘network’ of open spaces makes a major contribution to the visual character and image of Nottingham, provides for a range of recreation needs and is important for its landscape value and nature conservation interest.”</p> <p>Amend paragraph 5.15 and 5.16 to read:</p> <p>“5.15 The adopted Core Strategy sets out that parks and open spaces are protected from development, but exceptions may be made if the park or open space is shown to be underused or undervalued and only represents a small part of a larger site that continues to contribute to the Green Infrastructure Network. <u>Some areas of open space suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance and inappropriate location.</u></p>

		<p><u>There are also areas where the type of provision does not meet identified needs, resulting in open spaces being under-used and seen as being of limited value to the local community. As a result, in in some instances, it may be appropriate to develop on open space if there are benefits to the Open Space Network as a whole where the criteria in the policy are met.</u></p> <p>5.16 Such releases would be considered <u>after all options to retain the open space have been considered, and</u> only as part of a more comprehensive ‘action area’ approach identifying wider areas of improvement, for instance where development would enhance existing facilities or including an element of residential development to increase safety and surveillance. The City Council will secure through a planning obligation or conditions (or Community Infrastructure Levy if implemented), improvements to the open space, and/or provision of other community facilities locally.”</p>
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Policy EN2: Open Space in New Development

Ref No	Policy/Paragraph	Proposed Main Modification
MM37	Policy EN2: Open Space in New Development	<p>Add paragraph 5.19a to read:</p> <p><u>“5.19a The Council intends to provide further guidance related to Open Space within an SPD. This will set out the level of provision of open space required in new residential and commercial development, help applicants incorporate open space provision into development proposals and provide guidance on any financial contributions required along with a revised fee structure.”</u></p>

Policy EN3: Playing Fields and Sports Grounds

Ref No	Policy/Paragraph	Proposed Main Modification
MM38	Policy EN3: Playing Fields and Sports Grounds	<p>Amend paragraph 5.21 and 5.22 to read:</p> <p>“5.21 In 2018 the City Council, along with its partners including Sport England and National Governing Bodies of Sport (NGBs) commissioned a Revised Nottingham Playing Pitch Strategy (PPS) which was produced in 2018. This looks at the existing and future provision requirements for formal sports pitches. It also considers the proposed allocations within the LAPP of former playing pitches and considers these suitable to be released for alternative uses so long as provision is made for a new Community Sports Hub and the Plan proposes this at PA6. Any assessment submitted as part of a planning application should take the PPS as the starting point. In</p>

		<p>addition, the Council has produced the Sport and Physical Activity Strategy 2015 – 2019. This sets out the way forward for providing leisure facilities and developing and delivering sport and physical activity in the City.</p> <p>5.22 The policy gives strong protection to playing pitches from development unless a detailed assessment has been submitted and each of the criteria are met. Where this is the case, alternative provision would be secured, either through conditions or a S106 agreement as necessary. For instance, commuted sums secured through S106 could be used to upgrade existing facilities in the vicinity of the development. Sport England is a statutory consultee on all issues affecting playing fields including planning applications for development that would lead to the loss of, or prejudice the use of, playing fields for sport. Local authorities must seek the prior consent of the Secretary of State for Education before they can dispose of a school playing field, or change its use to any purpose other than for the educational purposes of a maintained school or for recreation. Where alternative provision is proposed, its size, quality and accessibility will be assessed through the planning process. Consideration should be given to the guidance produced by Sports England “Active Design” (October 2015) which sets out opportunities to encourage and promote sport and physical activity through the design and layout of the built environment to support a step change towards healthier and more active lifestyles.”</p>
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Policy EN5: Development Adjacent to Waterways

Ref No	Policy/Paragraph	Proposed Main Modification
MM39	Policy EN5: Development Adjacent to Waterways	<p>Amend Policy wording to read:</p> <p>“Development which is adjacent to, or contains, waterways will be expected to:</p> <ul style="list-style-type: none"> a) maintain, enhance or create suitable and safe public connections to, along and adjacent to waterway(s) for walking, cycling and maintenance; b) protect, maintain and enhance the nature conservation interest of the waterway(s) and its banks; c) protect, maintain and enhance the sustainable drainage functions of the waterway(s) and its banks; d) where feasible and viable, open culverted, piped or covered waterway(s); e) avoid the loss of open waterway(s) through culverting, piping, or enclosure by development; f) take opportunities to enhance the recreation and leisure role of waterway(s); and

		<p>g) take advantage <u>realise the potential</u> of the proximity of waterways in order to maximise the regeneration potential benefits <u>of the sites.</u>"</p>
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Policy EN6: Biodiversity

Ref No	Policy/Paragraph	Proposed Main Modification
MM40	Policy EN6: Biodiversity	<p>Amend paragraph 5.37 to read:</p> <p>“5.37 The NPPF states that local authorities should plan positively for the creation, protection and enhancement of biodiversity in accordance with the hierarchy of international, national and locally designated sites. This should ensure that protection is commensurate with the status of the site, gives appropriate weight to the importance of the site and the contribution that the site makes to wider ecological networks in order to halt the overall decline in biodiversity. <u>The Natural Environment and Rural Communities (NERC) Act 2006 sets out a biodiversity duty that ‘every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.’ The policies within the LAPP and evidence that underpins the approach to biodiversity discharge the Council’s responsibility under this Act.</u>”</p> <p>Amend paragraph 5.45 to read:</p> <p>“5.45 Further details for providing biodiversity enhancement in and around development can be found in the Biodiversity Checklist, <u>and a Biodiversity SPD will also be produced to provide further guidance to applicants.</u> Examples of enhancement include: habitat restoration, re-creation and expansion, improved links between existing sites, buffering of existing important sites, new biodiversity features within development or securing management for long-term enhancement. <u>New buildings can themselves also assist in promoting biodiversity, for instance through the provision of green roofs and walls, or features such as integrated bat or swift boxes.</u> The River Leen within the City has been identified as a large-scale project within the City for habitat improvement and smaller- scale improvements are also listed within the development principles for specific site allocations within this document.”</p>

Policy EN7: Trees

Ref No	Policy/Paragraph	Proposed Main Modification
MM41	Policy EN7: Trees	<p>Amend Policy wording to read:</p> <ol style="list-style-type: none"> <li data-bbox="549 286 1469 434">“1. Planning permission for development proposals affecting trees will only be granted where existing high value trees are retained and protected, along with other trees and landscaping where possible. <li data-bbox="549 472 1469 658">2. Consideration will be given to the management and maintenance of retained trees, new trees and planting as part of the assessment of planning applications and any losses will be mitigated by additional planting where ever possible. <li data-bbox="549 696 1469 994">3. Planning permission for development involving the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order will only be granted where, in the opinion of the City Council, it is necessary for valid arboricultural reasons, or for the satisfactory development of the site. Where such consent is granted, replacement tree planting will be required to offset loss of visual and natural amenity. <li data-bbox="549 1025 1469 1323">4. Development resulting in the loss or deterioration of Ancient Woodland and the loss of aged or veteran trees found outside Ancient Woodland will be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss <u>irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.</u>” <p>Add paragraph 5.46a to read:</p> <p><u>“5.46a Development resulting in the loss or deterioration of ancient woodland and ancient or veteran trees will not be supported unless there are wholly exceptional reasons and the scheme is supported by an agreed suitable compensation strategy. In these unusual circumstances, the public benefit would have to clearly outweigh the loss or deterioration of such trees for example in infrastructure projects (including for instance nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills).”</u></p>

Minerals

Ref No	Policy/Paragraph	Proposed Main Modification
MM42	Minerals	Add paragraph 5.55a to read:

		<p><u>“5.55a Should any proposals for minerals extraction be received by the City Council, they will be considered against the Minerals policies but also against other relevant policies in the Local Plan, such as those dealing with amenity, historic environment, land contamination, etc.”</u></p> <p>Relocate paragraphs 5.61 and 5.62 creating 5.55b and 5.55c to read:</p> <p><u>“5.55b The NPPF also requires that planning applications for minerals development should be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on, the natural and historic environment or human health or aviation safety, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</u></p> <p><u>5.55c In addition, Government policy requires the preparation of a Local Aggregates Assessment (LAA) to enable Minerals Planning Authorities (MPAs) to provide a steady and adequate supply of mineral resources by identifying local apportionments for all aggregate minerals in their area. The City Council and Nottinghamshire County Council have worked together to jointly prepare this document, along with participation of the Aggregates Working Party (comprising MPAs from across the region and industry representatives, its role being to provide technical advice about the supply and demand for aggregates and undertake annual monitoring of aggregate production and levels of permitted reserves across the East Midlands).”</u></p>
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Policy MI1: Minerals Safeguarding

Ref No	Policy/Paragraph	Proposed Main Modification
MM43	Policy MI1: Minerals Safeguarding	<p>Title of Policy amended to read:</p> <p>“Policy MI1: Minerals Safeguarding Area”</p> <p>Add to Policy criterion 2 to read:</p> <p>“1. Within the Minerals Safeguarding Area, as shown on the Policies Map, planning permission will be granted for</p>

		<p>development provided that it would not lead to the unnecessary sterilisation of mineral resources unless:</p> <ul style="list-style-type: none"> a) it is demonstrated that the resource is not of economic value; b) the resource can be extracted, where practicable and environmentally acceptable, prior to development taking place; or c) the development is either a proposal for householder development, an alteration or extension to an existing building, or a change of use of existing development which would not intensify development on site. <p>3. <u>Associated minerals infrastructure will be safeguarded unless;</u></p> <ul style="list-style-type: none"> a) <u>the merits of the development clearly outweigh the need for safeguarding; or</u> b) <u>the infrastructure is no longer needed; or</u> c) <u>the capacity of the infrastructure can be relocated or provided elsewhere.”</u> <p>Amend paragraph 5.60 to read:</p> <p>“5.60 Whilst the prior extraction of the mineral resource within the MSA should be considered, it is not the intent of the policy to unduly constrain development within the City, but rather safeguard against unnecessary sterilisation. It is therefore important that the overall viability of development proposals, as well as the potential impact of the proposal on the resource, is considered. <u>Where site allocations in this Plan are located in Minerals Safeguarding Areas, this is identified in the Development Principles, and is not considered to be a barrier to the development of these sites. The principal mineral concerned is coal, and the Coal Authority has been consulted at all stages of plan preparation. They have confirmed that where coal resources are present, and can be worked, this is most practicably done as part of site preparation works, and need not unduly delay site development.</u>”</p> <p>Add paragraph 5.62a to read:</p> <p>“<u>5.62a The policy also ensures that facilities for the storage, handling and processing of minerals and other aggregate materials are effectively safeguarded unless the merits of the loss of the facilities clearly outweigh the need to retain the use, the infrastructure is no longer needed, or the facility is to be relocated or provided elsewhere.</u>”</p>
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Policy MI3: Hydrocarbons

Ref No	Policy/Paragraph	Proposed Main Modification
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<p>MM44</p>	<p>Policy MI3: Hydrocarbons</p>	<p>Amend Policy wording to read:</p> <p>“Exploration</p> <ol style="list-style-type: none"> 1. Proposals for hydrocarbon exploration will not be supported where they <u>will not</u> give rise to any unacceptable impacts on the environment or to neighbouring occupiers. 2. Where proposals lie within an environmentally sensitive area, evidence must be provided to demonstrate that exploration could not be achieved in a more acceptable location and that within the area of search the proposal would have least impact. <p>Appraisal</p> <ol style="list-style-type: none"> 3. Where hydrocarbons are discovered, proposals to appraise, drill and test the resource will be permitted provided that they are consistent with an overall scheme for the appraisal and delineation of the resource and do not give rise to any unacceptable impacts on the environment or to neighbouring occupiers. 4. Where proposals for hydrocarbon development coincide with areas containing other underground mineral resources, evidence must be provided to demonstrate that their potential for future exploitation will not be unreasonably affected. <p>Production (Extraction)</p> <p>5. 4 Proposals for the extraction of hydrocarbons will not be supported <u>provided</u> unless they are consistent with an overall scheme enabling the full development of the resource and do not give rise to unacceptable impact on the environment or to neighbouring occupiers.</p> <p>Restoration</p> <p>6. 5 All applications for hydrocarbon development should be accompanied by details of how the site would be restored at each stage back to its original use once the development is no longer required. The retention of haul roads and hard standing will only be permitted where there are clear benefits of doing so.”</p>
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Section 6: Development Management Policies – Making it Happen

Policy IN4: Developer Contributions

Ref No	Policy/Paragraph	Proposed Main Modification
<p>MM45</p>	<p>Policy IN4: Developer Contributions</p>	<p>Amend Policy wording to read:</p> <ol style="list-style-type: none"> “1. Development will be expected to meet the reasonable costs of new infrastructure or services required as a

		<p>consequence of the proposal. Where necessary planning obligations will be negotiated to support the following:</p> <ul style="list-style-type: none"> a) employment and training in accordance with Policy EE4 and related SPDs; b) open space in accordance with Policy EN2 and EN3, relevant site allocations and related SPDs; c) drainage and flood protection in accordance with Policy CC3 relevant site allocations and related SPDs; d) transport in accordance with Policies TR1 and TR2, relevant site allocations and related SPDs; e) <u>community facilities including</u> education in accordance with Policy LS5 and related SPDs; and f) affordable housing in accordance with Policy HO3, relevant site allocations and related SPDs. <p>2. Other planning obligations may be necessary to make developments acceptable in planning terms and may include: sporting, community and cultural facilities, health,</p> <p>3. heritage enhancement and protection, supporting policing/crime reduction and air quality measures. The scale and nature of direct provision will be identified as a result of the need arising from the development.</p> <p><u>3. If an applicant considers there to be issues of viability due to the level of contributions being sought which render a proposal undeliverable, they will be required to submit robust viability assessments. These will be independently examined before the scale and nature of any reduction is agreed.</u>"</p> <p>Amend paragraph 6.7 to read:</p> <p>"6.7 Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development. This Policy establishes the principle of setting charges for how some S106/planning obligations can be discharged (employment and training, open space, transport measures, education and affordable housing). Supplementary planning documents will be used <u>to provide further guidance and</u> to set the charges that are established by this Policy where necessary."</p>
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Monitoring Framework

Ref No	Policy/Paragraph	Proposed Main Modification			
MM46	Monitoring Framework	Amend Monitoring Framework Table to read:			
		Policy	Monitoring Target * signifies also monitored for the Core Strategy	Monitoring Indicator	Delivery
		CC1, CC2	To reduce per capita CO2 emissions and increase renewable power generation*	Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions
		CC3	Zero planning applications contrary to Lead Local Flood Authority advice on surface water	Number of permission granted against Lead Local Flood Authority advice	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions
		CC3	Zero planning permissions contrary to Environment Agency advice on flooding*	Number of permissions in flood risk areas granted against Environment Agency advice	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions
		CC3	Increase the number of Sustainable Drainage Systems (SuDS)*	Number of permissions incorporating SuDS	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions
		EE1, EE4	Strengthen and diversify the economy and create 27,500- 27,900 new jobs 2011-28 (City fig=20,100)	Overall number of jobs in the plan area	<ul style="list-style-type: none"> • Core Strategy • Employment land related Development Plan Documents • Development Management decisions

		EE1	Develop 253,000 sq m of office space in Nottingham 2011-28*	Net addition in new office floorspace	<ul style="list-style-type: none"> • Core Strategy • Employment land related Development Plan Documents • Development Management decisions
		EE1, EE2, EE3	Maintain a minimum amount of industrial and warehouse supply of 25 hectares 2011-28*	Available supply of industrial & warehouse land. Net change in supply of industrial & warehouse land	<ul style="list-style-type: none"> • Core Strategy • Employment land related Development Plan Documents • Development Management decisions
		EE4	Improve skill levels of the working age population	% of the working age population with NVQ level 2 or above	
		SH1	Delivery of major projects outlined in the Core Strategy*	<ul style="list-style-type: none"> • Net new floorspace in the City Centre • Net new homes in the City Centre • Planning permissions • Authority Monitoring Report 	<ul style="list-style-type: none"> • Development Plan Documents • Development Management decisions
		SH1, SH2, SH3, SH4, SH5	Maintain health of Primary Shopping Frontage Areas *	<ul style="list-style-type: none"> • New retail floorspace created • Vacancy rates • Proportion of A1 uses within Primary Shopping and Secondary Frontages 	<ul style="list-style-type: none"> • Development Plan Documents • Development Management decisions
		SH2, SH3, SH4	Maintain or improve the vitality and viability of the centres within the plan area*	<ul style="list-style-type: none"> • Planning permissions for retail and other town centre use development • Assessed retail need (from Needs Study) • Centre Healthchecks • Amount of new B1 office 	<ul style="list-style-type: none"> • Site specific Development Plan Documents • Area Action Plans • Masterplans • Development Management

				<p>floorspace created in town centres</p> <ul style="list-style-type: none"> • Amount of retail floorspace approved outside of defined centres 	Decisions
		SH6	Maintain health of Primary Shopping Areas and secure appropriate food and drink uses.	Planning Refusals	Development Management Decisions
		SH7	Maintain or improve vitality and viability of CONI's	Planning Permissions/Refusals	Development Management Decisions
		SH8	Maintain health of Markets	Planning Permissions/Refusals	Development Management Decisions
		RE2, RE3, RE4, RE5, RE6, RE7, RE8	Delivery of major schemes promoted in policy*	Completion of site or certain elements of it (eg sqm of offices developed)	<ul style="list-style-type: none"> • Development Plan Documents • Supplementary Planning Document
		HO1, HO2	<p>Maintain an appropriate mix of house type, size and tenure.</p> <p>Housing delivery to remain in line with Core Strategy requirements.</p>	<ul style="list-style-type: none"> • Completions by dwelling, type, size and tenure • Number of plots for self-build, custom-build • Number of net new dwellings built each year 	<ul style="list-style-type: none"> • Core Strategy • Local Development Documents • Development Management decisions • SHLAA • Housing Implementation Strategy/Housing Delivery Test Action Plan
		HO3	Provision of affordable housing (3,430 in Nottingham City 2011-28 for monitoring purposes)*	Affordable housing completions by Social Rent, Intermediate Housing, Affordable rent	<ul style="list-style-type: none"> • Core Strategy • Local Development Documents • Development Management

			decisions
HO4	To ensure appropriate development of specialist housing in the City to meet the range of needs of vulnerable citizens	Action plan of the Housing Nottingham Plan 2013 -15. Themes: The supply of new homes and addressing specialist housing and support The number of Accessible and Adaptable (Category 2) homes secured	Development Management Decisions
HO5	Appropriate location of PBSA	Planning Permissions/Refusals	Development Management Decisions
HO6	Avoid over concentration of HMO's and PBSA	Planning Permissions/Refusals	Development Management Decisions
HO7	Ensure accommodation needs of Gypsy and Traveller and Travelling Showpeople community are met.	<ul style="list-style-type: none"> Number of new pitches/plots granted planning permission Permission granted for change of use of existing pitches/plots 	Development Management decisions
DE1	To ensure residential development provides satisfactory space standards	Number of new build residential planning permissions which do not meet the National Housing Space Standard	Development Management Decisions
HE1	Decrease number of heritage assets at risk*	% and number of heritage assets at risk on national register	Development Management Decisions
HE1	Reduce the numbers of undesignated heritage assets that have been demolished/ lost and increase the number	The numbers of undesignated heritage assets that have been demolished/lost in any given year and the number of planning permissions for re- use of such buildings	

		HE2	Conserve and Enhance Caves	Number of Caves on the City Council's Historic Environment Record	Development Management Decisions
		LS3	Improvements in health*	Life expectancy	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions
		LS4	Protect existing Pubs outside of the City Centre and public houses within the City Centre that are designated Assets of Community Value	Number of Planning Permissions granted for change of use from a Public House	Development Management Decisions
		LS5	Improve accessibility from residential development to key community facilities and services*	% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions
		TR1	Increase modal shift towards public transport, walking and cycling*	<ul style="list-style-type: none"> • Proportion of households with hourly or better daytime bus service to town, district or City Centre • Number of public transport trips • Plan area wide traffic Growth • Number of cycling trips 	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions • Consultation with the local Highway Authorities
		TR1	Increase the number of developments supported by Travel Plans*	Number of Travel Plans agreed	<ul style="list-style-type: none"> • Local Development Documents

					<ul style="list-style-type: none"> • Development Management decisions • Consultation with the local Highway Authorities
		TR2	Delivery of projects promoted in policy*	Implementation of individual schemes as in Infrastructure Delivery Plan	<ul style="list-style-type: none"> • Development Management decisions • Other delivery agents eg NET and Highways Agency
		EN1	Increase quality of open spaces*	<ul style="list-style-type: none"> • Number of SINCs/Local Wildlife Sites under positive conservation management, using Single Data List indicator 160 • Number of Local Nature Reserves with a management plan in place • Green Flag Status of open space • Number of S106 contributions related to open space 	<ul style="list-style-type: none"> • Green/Open Space Strategies • Development Management decisions
		EN1	Increase the percentage of population with access to GI assets	Amount of open space newly created or improved	<ul style="list-style-type: none"> • Green/Open Space Strategies • Development Management decisions

		EN3	Protect existing playing fields and sports grounds	Area (ha) of playing fields and sports grounds lost to development	Development Management Decisions
		EN4	Protect existing allotments	Area (ha) of allotments lost to developments	Development Management Decisions
		EN6	Retain areas of biodiversity importance*	Net change in the area of SINC's/Local Wildlife Sites	<ul style="list-style-type: none"> • Development Management decisions • Development Plan Documents
		MI1, MI2	Ensure comprehensive restoration and aftercare of sites	<ul style="list-style-type: none"> • % of new or extended mineral workings supported by comprehensive restoration and aftercare of sites • Amount of Primary (Sand and gravel, Sherwood Sandstone and limestone) and Secondary aggregates 	Development Management decisions
		IN4	Introduction of Community Infrastructure Levy if appropriate*	Adopt Community Infrastructure Levy charging schedule	Adopt Community Infrastructure Levy charging schedule
		IN4	Ensure appropriate developer contributions to infrastructure*	Authority reported on S106 contributions and Community Infrastructure Levy funding	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions
		SA1	Secure proposed uses on allocated sites	Planning permissions granted for proposed use(s) on allocated site(s)	Development Management Decisions

Ref No	Policy/Paragraph	Proposed Main Modification
MM47	Policy SA1: Site Allocations	Amend list of site allocations as set out below

Site Ref	Site Name	Ward
PA1	Bestwood Road - Former Bestwood Day Centre	Bulwell
PA2	Blenheim Lane	Bulwell
PA3	Eastglade, Top Valley - Former Eastglade School Site	Bestwood
PA4	Linby Street/Filey Street	Bulwell
PA5	Ridgeway - Former Padstow School Detached Playing Field	Bestwood
PA6	Beckhampton Road - Former Padstow School Detached Playing Field	Bestwood
PA7	Hucknall Road/Southglade Road - Southglade Food Park	Bulwell Forest
PA8	Eastglade Road - Former Padstow School Site	Bestwood
PA9	Edwards Lane - Former Haywood School Detached Playing Field	Bestwood
PA10	Piccadilly - Former Henry Mellish School Playing Field	Bulwell Forest
PA11	Stanton Tip - Hempshill Vale	Bulwell
PA12	Highbury Road - Former Henry Mellish School Site	Bulwell
PA14	Arnside Road - Former Chronos Richardson	Bestwood
PA15	Bulwell Lane - Former Coach Depot	Basford
PA16	Woodhouse Way - Nottingham Business Park North	Bilborough
PA17	Woodhouse Way - Woodhouse Park	Bilborough

Site Ref	Site Name	Ward
PA18	Vernon Road - Former Johnsons Dyeworks	Basford
PA19	Lortas Road	Berridge
PA20	Haydn Road/Hucknall Road - Severn Trent Water Depot	Berridge
PA21	Mansfield Road - Sherwood Library	Sherwood
PA22	Western Boulevard	Basford
PA23	Radford Road - Former Basford Gasworks	Basford
PA24	College Way - Melbury School Playing Field	Bilborough
PA25	Chingford Road Playing Field	Bilborough
PA26	Denewood Crescent - Denewood Centre	Bilborough
PA27	Wilkinson Street - Former PZ Cussons	Leen Valley
PA29	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Leen Valley
PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Leen Valley
PA32	Beechdale Road - South of Former Co-op Dairy	Leen Valley
PA33	Chalfont Drive - Former Government Buildings	Leen Valley
PA34	Beechdale Road - Former Beechdale Baths	Leen Valley
PA35	Woodyard Lane - Siemens	Wollaton West
PA36	Russell Drive - Radford Bridge Allotments	Wollaton West
PA37	Robin Hood Chase	St Ann's
PA38	Carlton Road - Former Castle College	St Ann's
PA39	Carlton Road - Former Co-op	St Ann's
PA40	Daleside Road - Former Colwick Service Station	Dales
PA41	Alfreton Road - Forest Mill	Radford and Park

Site Ref	Site Name	Ward
PA42	Ilkeston Road - Radford Mill	Radford and Park
PA43	Salisbury Street	Radford and Park
PA44	Derby Road - Sandfield Centre	Radford and Park
PA45	Prospect Place	Dunkirk and Lenton
PA46	Derby Road - Former Hillside Club	Dunkirk and Lenton
PA47	Abbey Street/Leengate	Dunkirk and Lenton
PA49	NG2 West - Enterprise Way	Bridge
PA50	NG2 South - Queens Drive	Bridge
PA52	University Boulevard - Nottingham Science and Technology Park	Dunkirk and Lenton
PA53	Electric Avenue	Bridge
PA54	Boots	Dunkirk and Lenton
PA55	Ruddington Lane - Rear of 107-127	Clifton North
PA56	Sturgeon Avenue - The Spinney	Clifton North
PA57	Clifton West	Clifton South
PA58	Green Lane - Fairham House	Clifton South
PA59	Farnborough Road - Former Fairham Comprehensive School	Clifton South
PA60	intu Victoria Centre	St Ann's
PA61	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	St Ann's
PA62	Creative Quarter - Brook Street East	St Ann's
PA64	Creative Quarter - Sneinton Market	St Ann's
PA65	Creative Quarter - Bus Depot	Dales

Site Ref	Site Name	Ward
PA66	Castle Quarter, Maid Marian Way - College Site	Radford and Park
PA67	intu Broadmarsh Centre and surrounding area	Bridge
PA68	Canal Quarter - Island Site	Bridge
PA69	Canal Quarter - Station Street/Carrington Street	Bridge
PA70	Canal Quarter - Queens Road, East of Nottingham Station	Bridge
PA71	Canal Quarter - Sheriffs Way, Sovereign House	Bridge
PA72	Canal Quarter - Waterway Street	Bridge
PA73	Canal Quarter - Sheriffs Way/Arkwright Street	Bridge
PA74	Canal Quarter - Arkwright Street East	Bridge
PA75	Canal Quarter - Crocus Street, Southpoint	Bridge
PA76	Waterside - London Road, Former Hartwells	Bridge
PA77	Waterside - London Road, Eastcroft Depot	Bridge
PA78	Waterside – London Road, South of Eastcroft Depot	Bridge
PA79	Waterside - Iremonger Road	Bridge
PA80	Waterside - Cattle Market	Bridge
PA81	Waterside - Meadow Lane	Bridge
PA82	Waterside - Freeth Street	Dales
PA83	Waterside - Daleside Road, Trent Lane Basin	Dales
PA85	Waterside - Trent Lane, Park Yacht Club	Dales
PA86	Thane Road – Horizon Factory	Dunkirk and Lenton

	Amend paragraph 6.12a to read: “6.12a The NPPF requires local authorities to identify annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing with an additional buffer of 5%, or 20% if there is a record of persistent under delivery. There is no record of persistent housing under delivery in Nottingham and therefore a 5% buffer is applicable. Based on the 2016 <u>2018</u> Housing Land Availability Report the City currently has 5.68 <u>7.34</u> years supply
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of deliverable sites using the ‘Liverpool’ approach and ~~5,89~~ 7,78 using the ‘Sedgefield’ approach. The Housing Land Availability Report (~~2016~~ 2018) includes an updated trajectory (the original trajectory was in the Core Strategy) indicating how much housing is expected to be delivered in each year to 2028.”

Amend paragraph 6.12d to read:

“6.12d Between 2011 and ~~2016~~ 2018 - ~~3,653~~ 6,020 homes have been completed, leaving a requirement of ~~13,497~~ 11,130. This corresponds with the number anticipated in the Core Strategy up to ~~2016~~ 2018 (~~3,590~~5,350).”

Amend Table 4 to read:

2011 – 16 <u>18</u> Core Strategy Requirement	3,590 <u>5,350</u>
2016 <u>2018</u> – 28 Core Strategy Requirement	13,560 <u>11,800</u>
Total Core Strategy Requirement	17,150
Housing Delivery to 31st March 2016 <u>2018</u>	3,653 <u>6,020</u>
Total remaining requirement 2016 <u>2018</u> – 28	13,497 <u>11,130</u>
Allocated in LAPP from 2016 <u>2018</u>	7,942 <u>7,995</u>
SHLAA sites below 0.5 hectares 2016 <u>2018</u> – 28	5,870 <u>4,248</u>
Windfalls 2016 <u>2018</u> – 28	1,935 <u>1,785</u>
Demolitions 2016 <u>2018</u> – 28	-934 <u>-300</u>
Potential delivery 2016 <u>2018</u> – 28	14,813 <u>13,728</u>
Total potential delivery over plan period 2011 – 28	18,466 <u>19,748</u>

Amend paragraph 6.12f to read:

“6.12f The sites allocated in this Local Plan could accommodate some ~~7,942~~ 7,995 dwellings between ~~2016~~ 2018 and 2028. An additional ~~5,870~~ 4,248 dwellings are predicted on other SHLAA sites, deliverable by 2028 and ~~1,935~~ 1,785 dwellings are expected to be built on “windfall sites”, the location of which is not yet known. ~~934~~ 300 demolitions are predicted between ~~2016~~ 2018 and 2028.”

		<p>Amend paragraph 6.12g to read</p> <p>“6.12g From 2011 to 2016 <u>2018</u> there has been an over-provision of 63 <u>670</u> dwellings, 4.75 <u>12.5%</u> above the Core Strategy requirement for this period. The total potential housing delivery including Local Plan allocations is therefore 44,813 <u>13,728</u> dwellings from 2016 <u>2018</u>, this represents a potential over-provision of 4,316 <u>2,598</u> or 9.8 <u>23.3%</u> of the remaining 13,497 <u>11,130</u> Core Strategy requirement. Therefore taking the plan period as a whole (2011-2028) there is the potential for 4,316 <u>2,598</u> dwellings above the Core Strategy requirement, or 7.7 <u>15.1%</u>, which is considered a generous buffer for non-delivery. <u>If the minimum predicted dwellings are developed on each Local Plan site during the plan period (ie 7,344) then there is the potential for 1,947 dwellings above the Core Strategy requirement, or 11.3%, which is also considered a generous buffer for non-delivery.</u>”</p>
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Amend Table 6 to read:

Council/ Area	Aligned Core Strategy 2011-28	Employment Land Forecasting Study range 2011-28	Employment Land Forecasting Study Policy-on 2011-28	Employment Background Paper Proposed Distribution	Take-up 2011- 46 <u>18</u>	Require- ment after deducting take-up 2011- 46 <u>18</u>	Local Plan Part 2
Nottingham office sqm	253,000	148,000 – 245,000	245,072	253,000 (The target of 253,000 sqm Gross External Area equates to a target of around 246,700 sqm Gross Internal Area)	18,841 <u>20,166</u> sqm	227,859 <u>226,534</u> sqm	182,100- 290,200 sqm. (mid point: 236,150 sqm GIA)
Nottingham Industrial & Warehouse Hectares	12	31 – 57	35	25	2.36 <u>2.5</u> ha	22.64 <u>22.5</u> ha	14.45- 31.85 (mid point 23.15 hectares
HMA office sqm	420,800	291,000 – 404,000	404,000	417,400			N/A
HMA Ind & Warehouse Hectares	67	107 – 129	128	119			N/A

		<p>Amend paragraph 6.12k to read:</p> <p>“6.12k In respect of office floorspace, the Core Strategy figure is 253,000. When Gross Internal Area and completions between 2011 and 2016 2018 are factored in, the requirement to 2028 is 227,859 226,534. The Local Plan allocations allow for between 182,100 and 290,200, the mid- range for which is 236,150, some 8,291 9,616 above the Core Strategy requirement.”</p> <p>Amend paragraph 6.12o to read:</p> <p>“6.12o In terms of the judgement made about site capacity, where planning permissions exist, this figure has been used for the number of houses and employment hectareage. The most up to date intelligence from Development Management and Property Services colleagues, based on local site and developer knowledge, allowed these figures to be verified and revised throughout the process. Where sites did not benefit from planning permission, a judgement on an appropriate ‘range’ of development has been made. Appendices 3 and 4 detail the indicative Housing and Employment ranges considered. This has been based on officer expertise, an assessment of achievable densities and any comparable planning permissions in the locality, as well as a desire to promote brownfield development and make the best use of land. From this range, a conservative estimate of the development potential used the mid-point in order to robustly compare the potential delivery against housing and employment land targets. In accordance with Core Strategy Policy 8 and LAPP Policy HO1 relating to an emphasis on providing family housing in Nottingham City, a judgement has been made on where best to accommodate predominantly family housing as part of a sustainable housing mix.”</p>
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PA1 Bestwood Road – Former Bestwood Day Centre

Ref No	Policy/Paragraph	Proposed Main Modification
MM48	PA1 Bestwood Road – Former Bestwood Day Centre	<p>Amend Development principles to read:</p> <p>“Part of the site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Layout to avoid development on areas of greatest flood risk and have regard to potential 8m easement requirements adjacent to the River Leen - this also provides an opportunity for the creation of a green infrastructure corridor. Any development or raising land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. The site provides opportunities</p>

		to protect and enhance the Moor Road, Hucknall Road and River Leen Local Wildlife Sites close by.”
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PA3 Eastglade, Top Valley – Former Eastglade School Site

Ref No	Policy/Paragraph	Proposed Main Modification
MM49	PA3 Eastglade, Top Valley – Former Eastglade School Site	<p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space. Development of this site is closely linked with the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. <u>Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.</u> Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. Within Minerals Safeguarding Area - prior consultation required.”</p>

PA4 Linby Street/Filey Street

Ref No	Policy/Paragraph	Proposed Main Modification
MM50	PA4 Linby Street/Filey Street	<p>Amend Site Area (ha) to read:</p> <p>“1.27 <u>0.63</u>”</p> <p>Amend Proposed use to read:</p> <p>“Employment (B1 and B8), <u>and</u> residential (C3, predominantly family housing), retail (A1).”</p> <p>Amend Development principles to read:</p> <p>“The site is within an area of high flood risk. Proposals should consider flood risk at the earliest stage of scheme development and the deliverability of flood risk mitigation measures. Any planning application should be accompanied by a site specific Flood Risk Assessment. <u>An 8m easement from the top of the bank may be required given its location adjacent to the River Leen and any development or raising land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain.</u> The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>

		<p>A buffer area of semi-natural habitat should be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site. Proposals should have regard to the site's location within part of the Bulwell Conservation Area. Opportunities for improved walking and cycling connections through the site and along the River Leen. Within Minerals Safeguarding Area - prior consultation required."</p>
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PA5 Ridgeway – Former Padstow School Detached Playing Field

Ref No	Policy/Paragraph	Proposed Main Modification
MM51	PA5 Ridgeway – Former Padstow School Detached Playing Field	<p>Amend Development principles to read:</p> <p>"Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space. Development of this site is closely linked to the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. <u>Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.</u> Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere. Within Minerals Safeguarding Area and small area within Hazardous Installation Consultation Zone - prior consultation required."</p>

PA6 Beckhampton Road – Former Padstow School Detached Playing Fields

Ref No	Policy/Paragraph	Proposed Main Modification
MM52	PA6 Beckhampton Road – Former Padstow School Detached Playing Fields	<p>Amend Proposed use to read:</p> <p><u>"Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</u> Open space including community sports hub with potential for small element of residential (C3, predominantly family housing) depending on final layout."</p> <p>Amend Development principles to read:</p> <p>"Layout of site should maximise opportunities to accommodate a range of sporting activities to support local needs. Careful consideration will be required to ensure that ancillary facilities such as changing areas, parking and lighting are well designed and sensitively located to avoid adverse impacts on existing properties. Opportunities to increase quality and ecological value of open space in the area <u>Design, layout and access should be carefully considered to avoid adverse impacts</u></p>

		<p><u>on existing residential properties. Residential development should include publicly accessible on site open space Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere.</u> Within Minerals Safeguarding Area and small part of site to the south west falls within a Hazardous Installation Consultation Zone - prior consultation required.”</p>
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PA8 Eastglade Road – Former Padstow School Site

Ref No	Policy/Paragraph	Proposed Main Modification
MM53	PA8 Eastglade Road – Former Padstow School Site	<p>Amend Development principles to read:</p> <p>“Existing youth facility to be retained or relocated in a suitable and appropriate location. Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include a significant proportion of improved publicly accessible on site open space. Development of this site is closely linked with the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. <u>Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.</u> Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; new equipped play area; links to and improvement of local LWS/LNR at Sunrise Hill. Within Minerals Safeguarding Area - requires consultation but not considered a barrier to development.”</p>

PA9 Edwards Lane – Former Haywood School Detached Playing Field

Ref No	Policy/Paragraph	Proposed Main Modification
MM54	PA9 Edwards Lane – Former Haywood School Detached Playing Field	<p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Prior to development, alternative provision for Pupil Referral Unit on site should be considered. Residential development should include publicly accessible on site open space. <u>Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.</u> Development of this site is closely</p>

		<p>linked to the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub.</p> <p>Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments, improvement of local LWS/LNRs; new equipped play area. Within Minerals Safeguarding Area - prior consultation required.”</p>
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PA11 Stanton Tip – Hempshill Vale

Ref No	Policy/Paragraph	Proposed Main Modification
MM55	PA11 Stanton Tip – Hempshill Vale	<p>Amend Development principles to read:</p> <p>“Profile of the site requires careful consideration of layout and design via masterplanning in close collaboration with the Council to create a successful new community. Significant opportunities <u>protect the most important habitats and to generally</u> enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. No development should take place over the existing culvert and opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation. <u>An easement may be required if the watercourse is opened up.</u> A site specific flood risk assessment is required and this should consider the site topography and potential for overland flooding <u>due to steep sided slopes.</u> A transport assessment is required for this site in line with the details set out within Appendix B of the Core Strategy. Improved pedestrian and cycle links are required through the site and to NET stop. Site is a former tip, development therefore has the potential to cause groundwater pollution and will require careful consideration. Within Minerals Safeguarding Area - consideration required prior to development.”</p>

PA16 Woodhouse Way – Nottingham Business Park

Ref No	Policy/Paragraph	Proposed Main Modification
MM56	PA16 Woodhouse Way – Nottingham Business Park	<p>(Site deleted)</p> <p>Amend Site Area (ha) to read: “1.33”</p> <p>Amend Ward to read: “Bestwood”</p>

	<p>Amend Address to read: “Beckhampton Road”</p> <p>Amend Current Use to read: “Open Space”</p> <p>Amend Proposed use to read: “Retail (A1) food & drink (A3/A5) uses.”</p> <p>Amend Development principles to read: “Design and layout should complement the existing business park. The site is in close proximity to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Sensitive design is required to minimise any impacts. Proposals should have regard to the presence of Strelley Conservation Area to the south west of the site. Highway Route Improvement Safeguarding (TR2.6) safeguards the existing road network to accommodate improvements to the road network if required. Within Mineral Safeguarding Area - requires prior consultation.”</p>
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PA17 Woodhouse Way – Woodhouse Park

Ref No	Policy/Paragraph	Proposed Main Modification
MM57	PA17 Woodhouse Way – Woodhouse Park	<p>(Site deleted)</p> <p>Amend Site Area (ha) to read: “12.2“</p> <p>Amend Ward to read: “Bilborough”</p> <p>Amend Address to read: “Land off Woodhouse Way”</p> <p>Amend Current Use to read: “Vacant”</p> <p>Amend Proposed use to read: “Residential, (C3, predominantly family housing with scope for an element of specialist housing suitable for elderly people). Local convenience store (A1), employment uses (B1, B2, B8) with appropriate buffer if employment uses are developed alongside residential”</p> <p>Amend Development principles to read:</p>

		<p>“Design and layout should have regard to the presence of Strelley Conservation Area to the south west of the site and an archaeological constraints area within the site boundary to the north east. The site is adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. This site is close to the proposed line of HS2. If committed on the currently proposed alignment, development of the site will need to be designed to take account of any amenity issues arising as a result. TR2.6 shown on the Policies Map safeguards the existing road network to accommodate improvements if required. The water course in the north east corner of the site should be retained and its wildlife value enhanced. Opportunities to enhance biodiversity and habitat corridors to Stone Pit Plantation LWS to the south west. There is potential for this development to help address identified open space deficiencies in the area. There is a small area of coal mining legacy within the site. Within Mineral Safeguarding Area – requires prior consultation.”</p>
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PA18 Vernon Road – Former Johnsons Dyeworks

Ref No	Policy/Paragraph	Proposed Main Modification
MM58	PA18 Vernon Road – Former Johnsons Dyeworks	<p>Amend Development principles to read:</p> <p>“The site is located immediately adjacent to the Day Brook and the ecological value of this feature should be enhanced through development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and flood risk mitigation measures. An 8m strip adjacent to the water course may need to be kept free of obstruction for essential maintenance and flood risk management. <u>Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. Given that the River Leen responds rapidly to rainfall, surface water run-off generated by new development should be restricted to greenfield rates.</u> The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone and part of the site to the south east is within an archaeological constraint area - prior consultation required.”</p>

PA21 Mansfield Road – Sherwood Library

Ref No	Policy/Paragraph	Proposed Main Modification
MM59	PA21 Mansfield Road – Sherwood Library	<p>Amend Development principles to read:</p> <p>“Development should provide an active frontage to enhance the District Centre. Adequate parking should be ensured as part of development proposals <u>taking into account the needs of the development, car parking provision as a whole for Sherwood, and any proposed management measures which make better use of existing spaces</u>. There is a desire to accommodate the existing library service on this site as part of any redevelopment proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior consultation required.”</p>

PA22 Western Boulevard

Ref No	Policy/Paragraph	Proposed Main Modification
MM60	PA22 Western Boulevard	<p>(Site deleted)</p> <p>Amend Site Area (ha) to read: “4.57”</p> <p>Amend Ward to read: “Basford”</p> <p>Amend Address to read: “Western Boulevard”</p> <p>Amend Current Use to read: “Travelling showpeople’s accomodation”</p> <p>Amend Proposed use to read: “Residential (C3) and employment (B1 and B2)”</p> <p>Amend Development principles to read: “Careful consideration to layout and boundary treatments required to ensure proposals are compatible with adjacent uses. Access should be provided to the site from Western Boulevard. Opportunities to provide a cycle/pedestrian link through the site from Western Boulevard to the riverside path should be explored – indicative route shown on Policies Map. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The River Leen LWS and Whitemoor Nature Reserve are adjacent to the site. A corridor of soft landscaping in the east of the site should buffer these habitats. The margins of the site to the north west are subject to Highway Route Improvement Safeguarding (TR2.3) and Highway Planning”</p>

		Line (TR2.14). Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone – prior consultation required.”
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PA23 Radford Road – Former Basford Gasworks

Ref No	Policy/Paragraph	Proposed Main Modification
MM61	PA23 Radford Road – Former Basford Gasworks	Amend Development principles to read: “The more sensitive uses should be located away from both hazardous installations and areas of previous contamination. Existing site access points should be utilised where possible. Existing riverside cycle route and footpath should be extended through the site to enable access from Radford Road and surrounding residential areas. Site is adjacent to the River Leen LWS and this green corridor should be protected and enhanced using soft landscaping. <u>Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management.</u> There is potential for this development to help address identified open space deficiencies in the area. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior notification required.”

PA27 Wilkinson Street – Former PZ Cussons

Ref No	Policy/Paragraph	Proposed Main Modification
MM62	PA27 Wilkinson Street – Former PZ Cussons	Amend Development principles to read: “Proposals should have regard to the Star Buildings Conservation Area located to the north east of the site and proposals should seek to retain the existing chimney within development. The site is within an area of high flood risk, <u>with a proportion of the site lying in the functional floodplain,</u> and any planning application should be accompanied by a site specific Flood Risk Assessment. <u>Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management.</u> Floodplain compensation should be provided within the site. The River Leen LWS and its associated green corridor, borders the site to the east and south. These habitats should be protected, and where possible, enhanced by the development. <u>Proposals for pedestrian and vehicular</u>

		<p>access/egress to the site should have regard to the NET depot to the northern side of Wilkinson Street. New and improved walking and cycling links should be provided across the site - indicative route shown on the Policies Map. The site is within 250m of landfill site and is underlain by principal aquifer, therefore the potential to pollute the groundwater resource should be considered. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - requires consideration prior to development.”</p>
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PA29 Bobbers Mill Bridge – Land Adjacent to Bobbers Mill Industrial Estate

Ref No	Policy/Paragraph	Proposed Main Modification
MM63	PA29 Bobbers Mill Bridge – Land Adjacent to Bobbers Mill Industrial Estate	<p>Amend Development principles to read:</p> <p>“The site is within areas of medium and high flood risk, with the main flood risk to the site being due to the overtopping of the railway line. Any planning application should be accompanied by a site specific Flood Risk Assessment. A holistic approach to flood risk management, flood plain compensation and mitigation is required with other sites in the Bobbers Mill area with close involvement of the Local Authority and Environment Agency. Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. SuDs should be incorporated within the development to ensure greenfield runoff rates are achieved from a managed surface water drainage scheme. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - requires prior notification but not considered a barrier to development. Within an Archaeological Constraints Area and this should be considered early on in the development process. Opportunities to improve walking and cycling links through the site should be explored along side opportunities for habitat enhancement.”</p>

PA30 Bobbers Mill Bridge – Bobbers Mill Industrial Estate

Ref No	Policy/Paragraph	Proposed Main Modification
MM64	PA30 Bobbers Mill Bridge – Bobbers Mill Industrial Estate	<p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen LWS runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of watercourse. Open space could be provided either side to buffer, protect and enhance the River Leen. There is potential for this development to help address identified open space deficiencies in the area. There are opportunities to improve</p>

		<p>cycle and pedestrian connections through the site and an indicative route is shown on the Policies Map. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and proposals should include flood risk mitigation measures. Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. SuDs should be incorporated within the development to ensure greenfield runoff rates are achieved from a managed surface water drainage scheme. Layout should have regard to potential need for an 8m easement adjacent to the River Leen. Part of the site is within an Archaeological Constraints Area and this should be considered early on in the development process. Within a Mineral Safeguarding Area - prior notification required but this is not anticipated to be a barrier to development.”</p>
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PA34 Beechdale Road – Former Beechdale Baths

Ref No	Policy/Paragraph	Proposed Main Modification
MM65	PA34 Beechdale Road – Former Beechdale Baths	<p>Amend Site Area (ha) to read: “3.85 1.36”</p> <p>Amend Development principles to read: “Access to this site should be from Beechdale Road. The scale and appropriateness of proposals for food retailing will be considered in the context of identified deficiencies/capacity at the time of application. Should a mixed use scheme comprising retail and residential development scheme come forward, it should be sensitively designed to protect amenities of residential occupiers with residential development located away from the busy Western Boulevard. Any scheme exceeding the retail floorspace set out in Appendix 5, or comprising comparison floorspace which is more than ancillary to the convenience floorspace, will be required to undertake a sequential test, and if necessary, an impact assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Outside the site boundary to the south east, a location for a future rail station is safeguarded.”</p>

PA35 Woodyard Lane - Siemens

Ref No	Policy/Paragraph	Proposed Main Modification
MM66	PA35 Woodyard Lane - Siemens	Amend Proposed use to read:

		"Residential (C3, predominantly family housing) and community facilities (D1) and open space."
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PA39 Carlton Road – Former Co-op

Ref No	Policy/Paragraph	Proposed Main Modification
MM67	PA39 Carlton Road – Former Co-op	<p>Amend Proposed use to read:</p> <p>“Retail (A1) and/or residential (C3, including family housing)”</p> <p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Layout and boundary treatment of new residential units should be carefully considered to avoid adverse impact on/from existing adjacent businesses uses. <u>The site is within a CONI and future development should be considered in line with Policy SH7.</u> The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. The potential for connection to the District Heating System should be explored.”</p>

PA40 Daleside Road – Former Colwick Service Station

Ref No	Policy/Paragraph	Proposed Main Modification
MM68	PA40 Daleside Road – Former Colwick Service Station	<p>(Site deleted)</p> <p>Amend Site Area (ha) to read: “0.54”</p> <p>Amend Ward to read: “Dales”</p> <p>Amend Address to read: “Daleside Road”</p> <p>Amend Current Use to read: “Vacant”</p> <p>Amend Proposed use to read: “Residential (C3)”</p> <p>Amend Development principles to read: “Opportunities to enhance the adjacent Colwick Woods LWS, and Colwick Woods Nature Reserve. Proposals should ensure that the”</p>

		<p>safe operation of the cycle route to the front of the site is not adversely affected. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with development located in areas of lowest flood risk. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area—prior notification required but not considered to be a barrier to development. Proposals should take account of the Highway Planning Line to the south of the site (TR2.11) associated with Daleside Road.”</p>
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PA43 Salisbury Street

Ref No	Policy/Paragraph	Proposed Main Modification
MM69	PA43 Salisbury Street	<p>Amend Development principles to read:</p> <p>“Design, layout and boundary treatment should be carefully considered to protect amenity of existing and new residential occupiers. Part of site is in an area of high flood risk and a site specific Flood Risk Assessment should accompany any planning application with particular consideration to safe access and egress. <u>Any development or raising of land levels within the floodplain (adjacent to Faraday Road) will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. Flood mitigation measures should include finished floor levels of 600mm above the 1 in 100 year plus climate change flood level and SuDs should ensure that greenfield runoff rates are achieved from a managed surface water drainage scheme.</u> There are records of contamination associated with some parts of the site from former uses. Development has the potential to cause pollution to the groundwater resource and will require careful consideration. Within a Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior notification required but not considered a barrier to development.”</p>

PA45 Prospect Place

Ref No	Policy/Paragraph	Proposed Main Modification
MM70	PA45 Prospect Place	<p>Amend Site Area (ha) to read:</p> <p>“1.85 <u>0.5”</u></p>

PA46 Derby Road – Former Hillside Club

Ref No	Policy/Paragraph	Proposed Main Modification
MM71	PA46 Derby Road – Former Hillside Club	<p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen runs in a culvert through the north western part of this site and the alignment should be established and the opportunity should be taken to open up the watercourse. An 8m easement for river and flood risk management adjacent to the Leen may be required and this provides opportunities to improve the River Leen LWS and create a green corridor which could also deliver improved walking and cycling links. The site is in an area of medium flood risk and any planning application should be accompanied by a site specific flood risk assessment. There are protected trees on site which require consideration when designing any proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access should be from Arnesby Road. Part of the site is within an archaeological constraint area and within Minerals Safeguarding Area - prior consultation required.”</p>

PA47 Abbey Street/Leengate

Ref No	Policy/Paragraph	Proposed Main Modification
MM72	PA47 Abbey Street/Leengate	<p>Amend Development principles to read:</p> <p>“Site is part of an Enterprise Zone. New development should have regard to the presence of existing established employment uses to the north of the site which should be retained, although there may be opportunities for modernisation and rationalisation to support existing business operations. Uses which support the QMC on the cleared land to the south of the site will be supported. The site is adjacent to Lenton Priory and several Listed Buildings and structures. Development should seek to preserve and enhance the significance and setting of these heritage assets and consider the impact on any undesignated archaeology within the site itself. NET Phase Two runs through this site and any proposal will need to address this. To the north east of the site Abbey Street/Gregory Street is subject to Highway Route Improvement Safeguarding (TR2.5). The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment to include consideration of the effects of the development on downstream users. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management. The River Leen green corridor should be preserved and enhanced through development, with new on site open space connecting to this. The site is underlain by a principal aquifer and it should be ensured that</p>

		development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development.”
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PA49 NG2 West – Enterprise Way

Ref No	Policy/Paragraph	Proposed Main Modification
MM73	PA49 NG2 West – Enterprise Way	Amend Development principles to read: “Design should be of a modern standard commensurate with existing development on site. Green corridor along the adjacent railway line should be retained and any onsite landscaping should comprise semi-natural habitats to link to and complement the adjacent Queen’s Meadow. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considers overtopping and breach of the River Trent flood defences . Also, the River Leen flows from west to east, to the south of the site and the risk of flooding from this source should be considered . The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.”

PA50 NG2 South – Queens Drive

Ref No	Policy/Paragraph	Proposed Main Modification
MM74	PA50 NG2 South – Queens Drive	Amend Development principles to read: “Design should be of a modern standard commensurate with existing development on site, with due consideration to the site’s prominent position fronting onto a major transport route (Queens Drive) close to the business park entrance. Soft landscaping should link with the green corridor to the south of the site. Opportunities to improve Bird Cage Walk. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considers overtopping and breach of flood defences. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management . The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development. Development should have regard to potential highway improvements on Experian Way, safeguarded under TR2.9.”

PA52 University Boulevard – Nottingham Science and Technology Park

Ref No	Policy/Paragraph	Proposed Main Modification
MM75	PA52 University Boulevard – Nottingham Science and Technology Park	<p>Amend Development principles to read:</p> <p>“Site is part of an Enterprise Zone. Scope for a range of research and development uses including bioscience/medical/health related research and development. Innovative design required in line with other recent development on the Science and Technology Park. The new tram line (NET Phase Two) runs adjacent this site and there is a proposed pedestrian/cycle link from University Boulevard to PA54 Boots running adjacent to the site which incorporates a bridge over the railway line. Any proposal will need to take this these into account. Development should have regard to proximity to the registered historic park and gardens of Highfields Park. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment to include the risk of flooding from Tottle Brook. Development should also give consideration to the adjacent Tottle Brook and Beeston Sidings LNR and their protection and enhancement. There are contamination issues from former industrial uses on the site and the impact of these should be considered. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.”</p>

PA53 Electric Avenue

Ref No	Policy/Paragraph	Proposed Main Modification
MM76	PA53 Electric Avenue	<p>Amend Development principles to read:</p> <p>“The surrounding area consists of modern employment development and new proposals should be commensurate with this. An element of green space should be provided and integrated into the layout of the development. Proposals should have regard to the presence of heritage assets located on the east bank of the River Trent. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment, having regard to the impact of the adjacent Tottle Brook which runs in a culvert below the roundabout as well as breach of the River Trent flood defences. Within Minerals Safeguarding Area but not considered a barrier to development. Highway improvements are planned to the road network close to the site as part of the Southern Growth Corridor (TR2.2).”</p>

PA54 Boots

Ref No	Policy/Paragraph	Proposed Main Modification
MM77	PA54 Boots	<p>Amend Development principles to read:</p> <p>“Site has Enterprise Zone status. Proposals should be carefully designed to complement the existing attractive buildings, the ‘campus style’ layout and to ensure there are no adverse impacts on the historic environment. The significance and setting of the Grade I and II* listed buildings on site should be preserved. Proposals and layout should have regard to the site’s wider context as part of a larger site extending into Broxtowe Borough Council. Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. There is potential to help address identified open space deficiencies in the area, where possible existing open space should be retained or re-provision should be made elsewhere on site. There are opportunities for enhanced cycling and walking routes to and through the site including a proposed pedestrian/cycle link from University Boulevard to the site running through the site which incorporates a bridge over the railway line. To the south east the site is subject to highway safeguarding and highway planning lines to help facilitate access improvements to the site (TR2.2 and TR2.12) as shown on the Policies Map. Site is within areas of medium and high flood risk, any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site. A transport assessment is required in line with Appendix B of the Core Strategy. Underlain by a secondary aquifer, development should not result in pollution of the groundwater resource. Combined heat and power plant on site, careful consideration is required so that the redevelopment of this site does not lead to of air quality issues for any new sensitive receptors is required. Opportunities for sustainable energy generation should be explored. Within Hazardous Installation Consultation Zone and Minerals Safeguarding Area - prior notification required but not considered a barrier to development.”</p>

PA55 Ruddington Lane – Rear of 107-127

Ref No	Policy/Paragraph	Proposed Main Modification
MM78	PA55 Ruddington Lane – Rear of 107- 127	<p>Amend Development principles to read:</p> <p>“Proposals should explore opportunities to improve pedestrian access to the tram stop to the east of the site. Proposals should not adversely affect the Local Wildlife Site to the east of the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with development proposals located in areas of lowest flood risk. The site is also underlain by a secondary aquifer and this will require careful consideration and an environmental assessment to it should be</p>

		ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.”
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PA56 Sturgeon Avenue – The Spinney

Ref No	Policy/Paragraph	Proposed Main Modification
MM79	PA56 Sturgeon Avenue – The Spinney	Amend Development principles to read: “Proposals should relate well to the existing residential home to the south east of the site which is to be retained. Proposals should not adversely affect the Local Wildlife Site adjacent to the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with proposals located in areas of lowest flood risk. <u>The majority of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in the flood risk assessment. Due to the location and vulnerability of the development, the flood risk assessment should consider the Higher Central and Upper allowances for climate change scenarios, which may require additional modelling if the data is not currently available.</u> The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. <u>This will require an environmental assessment.</u> Within Minerals Safeguarding Area but not considered to be a barrier to development.”

PA57 Clifton West

Ref No	Policy/Paragraph	Proposed Main Modification
MM80	PA57 Clifton West	Amend Development principles to read: “.....The careful layout of open/greenspace/ allotments could also help to protect both the setting of heritage assets and avoid adverse impacts on the adjacent two LWS’s, Clifton Woods Local Nature Reserve <u>(which is also designated as an Ancient Woodland)</u> and Holme Pit SSSI by providing a buffer of semi-natural habitat. There is potential....”

PA59 Farnborough Road – Former Fairham Comprehensive School

Ref No	Policy/Paragraph	Proposed Main Modification
MM81	PA59 Farnborough Road – Fairham	Amend Development principles to read: “The site is adjacent to both the Green Belt (as amended) and within a Landscape Character Area (as identified in the Greater Nottingham

Comprehensive School	<p>Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. There are opportunities to the south and east of the site for provision of improved publicly accessible green space and biodiversity with careful consideration to the character of the existing landscape. A green corridor of semi-natural habitat should be established to connect the adjacent Local Wildlife Site and proposed Fairham Brook Local Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane. Given the location adjacent to Fairham Brook, an 8m strip from the top of the bank may need to be kept free from obstruction for essential maintenance and flood risk management. The north east of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in a flood risk assessment. Due to the location and vulnerability of the development it is required that the flood risk assessment considers the Higher Central (30%) and Upper (50%) allowances for climate change scenarios. This may require additional modelling if the data is not currently available. Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. The layout and design should have regard to the presence of two existing residential properties within the site boundary. Opportunities for local vehicular connectivity and improved pedestrian and cycle links between Clifton and the adjacent Clifton Pastures development (in Rushcliffe Borough Council area) should be explored. The presence of pylons at the eastern boundary of the site provides opportunities for green corridors/habitat creation. Within Minerals Safeguarding Area but not considered a barrier to development.”</p>
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PA60 intu Victoria Centre

Ref No	Policy/Paragraph	Proposed Main Modification
MM82	PA60 intu Victoria Centre	<p>Amend Development principles to read:</p> <p>“This is an important and prominent retail destination and development should incorporate high quality building design and public realm with opportunities for enhanced connections - particularly east west connections to connect Cairns Street and Union Road and north/south connections to intu Broadmarsh. Proposals should have regard to the heritage assets within and close to the site including the Listed public house on Milton Street and the Arboretum Conservation Area to the west of the site. Within an archaeological constraints area, development proposals should consider the potential for archaeology and also the presence of caves and opportunities for their preservation enhancement. The potential for low carbon energy via the District Heating System should be explored. The site is underlain by a principal aquifer and it should be ensured that development does not</p>

		result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development.”
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PA66 Castle Quarter, Maid Marian Way – College Street

Ref No	Policy/Paragraph	Proposed Main Modification
MM83	PA66 Castle Quarter, Maid Marian Way – College Street	<p>Amend Development principles to read:</p> <p>“This is an important, prominent gateway site close to the Castle which is expected to contribute to the positive transformation of the area. Development should be sensitive to, and maximise opportunities provided by the historic environment and incorporate high quality open space that preserves or enhances the significance and setting of heritage assets. Development proposals should also seek to enhance the setting of buildings within the site to the south of Isabella Street, and have regard to the amenity of residential properties on Castle Gate. Within an archaeological constraints area and caves area. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. Sensitive redevelopment of the site provides opportunities to improve north/south and east/west pedestrian and cycle connections between the Canal Quarter, City Centre retail core and Lace Market and indicative routes are shown on the Policies Map. Connection to the District Heating System may be possible depending on nature of use and scale of development. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development.”</p>

PA67 intu Broadmarsh Centre and surrounding area

Ref No	Policy/Paragraph	Proposed Main Modification
MM84	PA67 intu Broadmarsh Centre and surrounding area	<p>Amend Proposed use to read:</p> <p>“Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), hotel (C1), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3), delivered as integral element of mixed use scheme.”</p> <p>Amend Development principles to read:</p> <p>“This is a major development site and proposals will be expected to radically improve the physical appearance, connectivity and retail offer of this part of the city. Proposals should introduce more traditional street patterns with active frontages - improving north/south and east/west pedestrian linkages and high quality connections to intu</p>

		<p>Victoria Centre, the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes. Proposals should incorporate new high quality public realm. Heritage assets should be preserved and enhanced with careful consideration to views of the Castle and Lace Market Cliff and the Canal Conservation Area. Development should improve prominence and access to the existing visitor attraction focussed on caves. Flood risk, transport, archaeology, caves and contamination assessment required. Within Minerals Safeguarding Area but not considered a barrier to development. To facilitate development major changes to the highway network are planned and proposals should have regard to Highway Planning Lines and Highway Route Improvements Safeguarding TR2.4 and TR2.16 as shown on the Policies Map.”</p>
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PA68 Canal Quarter – Island Site

Ref No	Policy/Paragraph	Proposed Main Modification
MM85	PA68 Canal Quarter – Island Site	<p>Amend Development principles to read:</p> <p>“A comprehensive masterplan, agreed with the City Council, should be prepared for this priority regeneration site enabling accelerated delivery of an attractive mixed use community as set out in the adopted SPD. Office uses should capitalise on the site’s proximity to BioCity. Residential uses should be located away from rail lines and the busy Manvers Street junction to the south east where less sensitive uses such as light industry, storage and distribution should be located. An element of supporting retail use may be acceptable subject to scale and impact on the vitality/vibrancy of the City Centre – large format retail stores are not acceptable and any retail provision should be provided via a range of units to serve the needs of the new development. Any scheme exceeding the maximum retail floorspace set out in Appendix 5 will be required to undertake a sequential test, and, if necessary, an impact assessment. New open space and cycling and walking routes, linking to the surrounding area and the Canal towpath, should be provided. Proposals should have regard to the presence of heritage assets both on site and nearby and the site’s location within an archaeological constraints area. There is potential for low carbon energy via connection to the District Heating System. Known contamination on site should be mitigated appropriately through development. The site is close to the Eastcroft Energy from Waste Facility and London Road Heat Station - further air dispersion modelling may be required, depending on the scale/height of proposals. The site is within areas of medium and high flood risk and planning applications should be accompanied by site specific Flood Risk Assessments. Within Minerals Safeguarding Area - prior notification required. Proposals should have regard to Highway Safeguarding and Highway Planning Lines shown on the Policies Map - TR2.1, TR2.2 and TR2.10.”</p>

PA69 Canal Quarter – Station Street/Carrington Street

Ref No	Policy/Paragraph	Proposed Main Modification
MM86	PA69 Canal Quarter – Station Street/Carrington Street	<p>Amend Development principles to read:</p> <p>“This site provides scope for both refurbishment and new build. Proposals should retain existing buildings along Carrington Street and buildings at 3 to 9 and 21 Station Street which are of particular townscape value. Proposals which seek to retain, improve and refurbish buildings at 11 to 19 Station Street and the Trent Street arches will be encouraged. The 1960’s Government offices are considered appropriate for redevelopment. New development must be of high quality design and make a positive contribution to character of the Conservation Areas (Station Street and Canal Conservation Areas) and the setting of Listed Buildings. Redevelopment should carefully consider the relationship between the site and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. Any on-site car parking to serve the development should be located below ground floor frontage level, where flood risk limits scope for other uses. Servicing / car parking access should be gained via existing Station Street access (to east of 21 Station Street). Immediate potential for low carbon energy via connection to the District Heating System. Early consideration should be given to the site’s location within an archaeological constraints area. Within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment which considers overtopping/breach of existing River Trent flood defences. Within Minerals Safeguarding Area but not considered a barrier to development.”</p>

PA71 Canal Quarter – Sheriffs Way, Sovereign House

Ref No	Policy/Paragraph	Proposed Main Modification
MM87	PA71 Canal Quarter – Sheriffs Way, Sovereign House	<p>Amend Development principles to read:</p> <p>“This site forms part of an emerging business quarter focussed around the Station Hub and proposals will be expected to deliver primarily employment/business uses. Design should be of a high standard, incorporate high quality public realm and should positively addresses Nottingham Station and preserve and enhance the significance of heritage assets. Potential for improvements to green corridors and biodiversity enhancements to Tinkers Leen to northern boundary. Immediate potential for low carbon energy via connection to the District Heating System. Within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment. Tinkers Leen is a culverted ordinary watercourse running along the northern boundary of this site. There should be no development on top of the culvert and opportunities should be explored to open up the watercourse to provide a green corridor with</p>

		associated amenity and wildlife benefits. Opening up the culvert may require an easement. Within Minerals Safeguarding Area but not considered a barrier to development.”
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PA72 Canal Quarter – Waterway Street

Ref No	Policy/Paragraph	Proposed Main Modification
MM88	PA72 Canal Quarter – Waterway Street	Amend Development principles to read: “This site has the potential to deliver significant improvements to the physical environment and to help transform the area into a vibrant extension to the City Centre. Single storey warehouse style development is not considered appropriate in this location. Development should be of a high quality design that positively addresses prominent frontages, takes account of nearby housing south of Waterway Street and complements neighbouring business operations which add to the distinctiveness of the area (such as the brewery facility on Queens Bridge Road). Tinkers Leen is a culverted ordinary watercourse running along the northern boundary of this site. There should be no development on top of the culvert and opportunities should be explored to open up the watercourse to provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement. Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site. Immediate potential for low carbon energy via connection to the District Heating System. Site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station and within an AQMA - dispersion modelling may be necessary, depending on the scale of the proposal. Site is in an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding TR2.4 to the south of the site.”

PA73 Canal Quarter – Sheriffs Way/Arkwright Street

Ref No	Policy/Paragraph	Proposed Main Modification
MM89	PA73 Canal Quarter – Sheriffs Way/Arkwright Street	Amend Site Area (ha) to read: “ 1.21 1.31 ”

PA77 Waterside – London Road, Eastcroft Depot

Ref No	Policy/Paragraph	Proposed Main Modification
MM90	PA77 Waterside – London Road, Eastcroft Depot	<p>Amend Site Area (ha) to read: “4.15 4.71”</p> <p>Amend Development principles to read:</p> <p>“Layout and design should exploit the canal side location, opening up access to the tow path. Grade II Listed Buildings on site should be preserved or enhanced. Early consideration of archaeological interest along canal route required. A mix of uses are acceptable and there may be potential for energy related uses or transport/ depot/fleet services which are complementary to the existing uses and Energy from Waste (EfW) plant but which provide a buffer and help to manage the transition from the industrial character of the EfW plant to the more active commercial character of the City Centre and reflect the wider regeneration aspirations for the area. As the site is in close proximity to the EfW facility, dispersion modelling may be needed dependent on scale of development / proximity to the chimney. The Tinkers Leen runs in a culvert through the site, upon which no development should take place. If possible this should be opened up to improve its ecological value. There is potential for improved cycling and walking connections from the canal through to the site to the wider Waterside area. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should include consider the interaction of the Nottingham Canal and the potential to raise the access to and from the site, which would require flood compensation works. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development. Opportunities for low carbon energy via the District Heating System should be explored. Development should have regard to planned highway improvements near the site as part of Turning Point South (TR2.4) and Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the south of the site.”</p>

PA78 Waterside – London Road, South of Eastcroft Depot

Ref No	Policy/Paragraph	Proposed Main Modification
MM91	PA78 Waterside – London Road, South of Eastcroft Depot	<p>(PA78 is proposed to be merged with PA77)</p> <p>Amend Site Area (ha) to read: “1.2”</p> <p>Amend Ward to read: “Bridge”</p>

		<p>Amend Address to read: “London Road”</p> <p>Amend Current Use to read: “Depot”</p> <p>Amend Proposed use to read: “Offices/high tech, light industry/research & development, warehouse (B1, B8), non-residential institution (D1), sports facility, assembly & leisure (D2). Whilst these are the primary uses, there may be scope for elements of residential subject to detailed layout/design.”</p> <p>Amend Development principles to read: “Design should respond to and exploit opportunities provided by the canal frontage and address the location of the site close to the Eastercroft Energy from Waste (EfW) plant. A mix of uses are acceptable here which provide a buffer to industrial uses. Where possible new walking and cycling routes should be provided through the site. The Tinkers Leen culvert runs though the north east corner of the site, the alignment of this should be established and if possible opened up to provide a green corridor. Opportunities for low carbon energy via the District Heating System should be explored. The western most part of the site is within an archaeological constraints area which will require early consideration in the development process. Site specific Flood Risk Assessment required <u>which should carefully consider the interaction of the canal.</u> Site is within an AQMA and in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height of development and proposals should aim to improve or ensure no further deterioration in air quality. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within a Minerals Safeguarding Area prior notification required but not considered a barrier to development. Development should have regard to proposals for planned highway improvements near to the site as part of Turning Point South (TR2.4) and Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the south of the site.”</p>
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PA79 Waterside – Iremonger Road

Ref No	Policy/Paragraph	Proposed Main Modification
MM92	PA79 Waterside – Iremonger Road	<p>Amend Development principles to read:</p> <p>“Any proposal should be designed to exploit the canal frontage and to protect and improve the existing green corridor. Opportunities for low carbon energy via the District Heating System should be explored. Site is close to an AQMA and in close proximity to waste and heat station facilities. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk</p>

		<p>Assessment which <u>should</u> also consider the <u>interaction of the Nottingham Canal</u>. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The western most part of the site is within an archaeological constraints area which will require early consideration in the development process. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to the Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the northern boundary of the site.”</p>
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PA81 Waterside – Meadow Lane

Ref No	Policy/Paragraph	Proposed Main Modification
MM93	PA81 Waterside – Meadow Lane	<p>Amend Development principles to read:</p> <p>“Potential for transformational development to create a new riverside community. Development should be primarily residential to maximise the waterfront location and design should exploit the riverside position. Land in the south west of the site benefits from planning permission, residential development on the remainder of the site should be family housing with apartments above active frontages to Meadow Lane. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. This includes an 8m easement <u>if required</u>. Existing bank-side habitats to be retained and <u>an</u> accessible riverside green corridor created providing wildlife and community value. Site is close to an AQMA and in close proximity to waste and heat station facilities. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment <u>which should consider the interaction of the Nottingham Canal</u>. No development to take place above culverted Tinkers Leen that runs through the site <u>and opportunities should be taken to open up the watercourse which could provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement</u>. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Cattle Market Road Highway Planning Line (TR2.17) to the northern boundary of the site. Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.”</p>

PA82 Waterside – Freeth Street

Ref No	Policy/Paragraph	Proposed Main Modification
MM94	PA82 Waterside – Freeth Street	<p>Amend Development principles to read:</p> <p>“Potential for transformational development to create a new riverside mixed use community made up of family housing, with apartments above active frontages to Meadow Lane/Daleside Road. The residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses towards Daleside Road. Design and layout to exploit riverside frontage. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. <u>This will also form</u> includes an 8m easement <u>if required</u>. Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing <u>and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses</u>. Existing bank-side habitats to be retained and an accessible riverside green corridor created that provides wildlife and community value. Due to proximity to waste and heat station facilities, dispersal modelling may be required dependent on scale/height of development. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Potential for low carbon energy via the District Heating System should be explored. Development should have regard to NET safeguarding, Southern Growth Corridor Highway Route Improvement Safeguarding (TR2.2) and Cattle Market Road Highway Planning Line (TR2.17) to the north and north-eastern boundary of the site.”</p>

PA83 Waterside – Daleside Road, Trent Lane Basin

Ref No	Policy/Paragraph	Proposed Main Modification
MM95	PA83 Waterside – Daleside Road, Trent Lane Basin	<p>Amend Development principles to read:</p> <p>“Potential for transformational development to create a new riverside community made up of family housing, with apartments above active frontages to Daleside Road. Potential for custom build plots on site. Design and layout to exploit riverside frontage. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. <u>This will also form an 8m easement if required</u>.This includes an 8 metre easement. Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing <u>and shall include adequate mitigation, where necessary, to avoid adverse impacts on new occupiers and existing businesses</u>. Existing bank-side habitats to be retained and an accessible riverside green corridor created to provide wildlife and</p>

		community value. Due to proximity to the Eastcroft Energy from Waste facility and the London Road Heat Station air dispersion modelling may be required depending on development scale. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within a Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Southern Growth Corridor Highway Improvement Route safeguarding (TR2.2) to the north of the site.”
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PA85 – Waterside – Trent Lane, Park Yacht Club

Ref No	Policy/Paragraph	Proposed Main Modification
MM96	PA85 Waterside – Trent Lane, Park Yacht Club	<p>Amend Site Area (ha) to read: “2.47 <u>2.26”</u></p> <p>Amend Development principles to read: “Part of the site fronting the river benefits from planning permission, residential development on the remainder of the site should be family housing. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. <u>This will also form an 8m easement if required.</u> This includes an 8 metre easement. Due to site’s proximity to waste and heat station facilities, dispersal modelling may be required dependent on scale/height of development. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Potential for low carbon energy via the District Heating System should be explored.”</p>

Glossary

Affordable Housing

Ref No	Policy/Paragraph	Proposed Main Modification
MM97	Glossary - Affordable Housing	<p>Amend Affordable Housing definition to read: “Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions</p>

	<p>to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>A Starter Home is a new dwelling, available to qualifying first time buyers only, sold at a discount of at least 20% of the market value, sold at less than the price cap of £250,000, and subject to restrictions on sale and letting. The 2017 Housing White Paper also proposes that a person's eligibility to purchase a starter home is also limited to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London).</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the Local Authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.</p> <p><u>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</u></p> <p><u>a) Affordable housing for rent: meets all of the following conditions: (i) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (ii) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (iii) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</u></p> <p><u>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under</u></p>
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		<p><u>these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</u></p> <p>c) <u>Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></p> <p>d) <u>Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.”</u></p>
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Appendix 2: Schedule of Proposed Transport Network Schemes and Status forming part of Policy TR2

Ref No	Policy/Paragraph	Proposed Main Modification
MM98	Paragraph A2.5	<p>Amend text to read:</p> <p>“TR2.3 Ring Road Major Phase 2</p> <p>A2.5 Phase 1 of the Ring Road Major Scheme was completed in March 2016. Improvement works proposed through Phase 2 will include; Basford Bridge widening, capacity improvements between Western Boulevard Slip Road and Nottingham Road, and upgrading of Edwards Lane roundabout. This will improve the Ring Road accessibility corridor which serves major local employers including the Queens Medical Centre and City Hospital and also provides linkages to the Strategic Route Network.</p> <p>Status/Delivery Timescales: The scheme is currently unfunded, but is protected in anticipation of any future funding. The scheme is subject to a detailed business case.”</p>

Appendix 3: Housing Delivery

Table A3.1 Anticipated Housing Provision on Site Allocations

Ref No	Policy/Paragraph	Proposed Main Modification																																																																																				
MM99	Appendix 3 - Table A3.1 Anticipated Housing Provision on Site Allocations	Amend Table A3.1 and footnotes to read:																																																																																				
		<table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site Name</th> <th>Address</th> <th>Minimum</th> <th>Maximum</th> <th>Mid point</th> </tr> </thead> <tbody> <tr> <td>PA01</td> <td>Bestwood Road - Former Bestwood Day Centre</td> <td>Bestwood Road</td> <td>30 48</td> <td>50 48</td> <td>40 48</td> </tr> <tr> <td>PA03</td> <td>Eastglade, Top Valley - Former Eastglade School Site</td> <td>Birkdale Way</td> <td>44 64</td> <td>44 64</td> <td>44 64</td> </tr> <tr> <td>PA04</td> <td>*Linby Street/ Filey Street</td> <td>Main Street</td> <td>0</td> <td>26</td> <td>13</td> </tr> <tr> <td>PA05</td> <td>Ridgeway - Former Padstow School Detached Playing Field</td> <td>Ridgeway</td> <td>90 60</td> <td>110 70</td> <td>100 65</td> </tr> <tr> <td>PA06</td> <td>Beckhampton Road - Former Padstow School Detached Playing Field</td> <td>Beckhampton Road</td> <td>0 80</td> <td>25 90</td> <td>12 85</td> </tr> <tr> <td>PA08</td> <td>Eastglade Road - Former Padstow School Site</td> <td>Eastglade Road</td> <td>240</td> <td>240</td> <td>240</td> </tr> <tr> <td>PA09</td> <td>Edwards Lane - Former Haywood School Detached Playing Field</td> <td>Edwards Lane</td> <td>85 100</td> <td>115 100</td> <td>100</td> </tr> <tr> <td>PA10</td> <td>Piccadilly - Former Henry Mellish School Playing Field</td> <td>Piccadilly</td> <td>30 45</td> <td>38 55</td> <td>34 50</td> </tr> <tr> <td>PA11</td> <td>**Stanton Tip - Hempsill Vale</td> <td>Hempsill Vale</td> <td>500 350</td> <td>500 350</td> <td>500 350</td> </tr> <tr> <td>PA12</td> <td>Highbury Road - Former Henry Mellish School Site</td> <td>Kersall Drive</td> <td>20 34</td> <td>25 38</td> <td>22 36</td> </tr> <tr> <td>PA14</td> <td>Arnside Road - Former Chronos Richardson</td> <td>Arnside Road</td> <td>63</td> <td>87</td> <td>75</td> </tr> <tr> <td>PA15</td> <td>***Bulwell Lane - Former Coach Depot</td> <td>Land off Bulwell Lane</td> <td>32 24</td> <td>32 24</td> <td>32 24</td> </tr> <tr> <td>PA17</td> <td>**Woodhouse Way Woodhouse Park</td> <td>Land-Off Woodhouse Way</td> <td>214</td> <td>214</td> <td>214</td> </tr> </tbody> </table>	Site Ref	Site Name	Address	Minimum	Maximum	Mid point	PA01	Bestwood Road - Former Bestwood Day Centre	Bestwood Road	30 48	50 48	40 48	PA03	Eastglade, Top Valley - Former Eastglade School Site	Birkdale Way	44 64	44 64	44 64	PA04	*Linby Street/ Filey Street	Main Street	0	26	13	PA05	Ridgeway - Former Padstow School Detached Playing Field	Ridgeway	90 60	110 70	100 65	PA06	Beckhampton Road - Former Padstow School Detached Playing Field	Beckhampton Road	0 80	25 90	12 85	PA08	Eastglade Road - Former Padstow School Site	Eastglade Road	240	240	240	PA09	Edwards Lane - Former Haywood School Detached Playing Field	Edwards Lane	85 100	115 100	100	PA10	Piccadilly - Former Henry Mellish School Playing Field	Piccadilly	30 45	38 55	34 50	PA11	**Stanton Tip - Hempsill Vale	Hempsill Vale	500 350	500 350	500 350	PA12	Highbury Road - Former Henry Mellish School Site	Kersall Drive	20 34	25 38	22 36	PA14	Arnside Road - Former Chronos Richardson	Arnside Road	63	87	75	PA15	***Bulwell Lane - Former Coach Depot	Land off Bulwell Lane	32 24	32 24	32 24	PA17	**Woodhouse Way Woodhouse Park	Land-Off Woodhouse Way	214	214	214
		Site Ref	Site Name	Address	Minimum	Maximum	Mid point																																																																															
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PA17	**Woodhouse Way Woodhouse Park	Land-Off Woodhouse Way	214	214	214																																																																																	

Schedule of Main Modifications

		PA18	Vernon Road - Former Johnsons Dyeworks	Vernon Road	60	115	87
		PA19	Lortas Road	Perry Road	35	35	35
		PA20	Haydn Road/ Hucknall Road	Hucknall Road/Hadyn	60	80	70
		PA22	Western Boulevard	Western Boulevard	47	63	55
		PA23	Radford Road - Former Basford Gasworks	Radford Road	62	62	62
		PA24	College Way - Melbury School Playing Field	College Way	40 <u>55</u>	50 <u>55</u>	45 <u>55</u>
		PA25	Chingford Road Playing Field	Wigman Road	120	160	140
		PA26	Denewood Crescent - Denewood Centre	Denewood Crescent	90 <u>100</u>	120	105 <u>110</u>
		PA27	Wilkinson Street - Former PZ Cussons	Wilkinson Street	65	90	77
		PA29	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Bobbers Mill Bridge	17	21	19
		PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Bobbers Mill Bridge	80	120	100
		PA32	Beechdale Road - South of Former Co-op Dairy	Beechdale Road	36	36	36
		PA33	**** Chalfont Drive - Former Government Buildings	Robin's Wood Road	475 <u>324</u>	475 <u>324</u>	475 <u>324</u>
		PA35	Woodyard Lane - Siemens	Lambourne Drive	80 <u>110</u>	100 <u>110</u>	90 <u>110</u>
		PA36	Russel Drive - Radford Bridge Allotments	Russell Drive	110	110	110

Schedule of Main Modifications

PA37	Robin Hood Chase	St Ann's Well Road	11	17	14
PA38	Carlton Road - Castle College	Carlton Road	0	38	19
PA39	Carlton Road - Former Co-op	Carlton Road	0	35	18
PA40	Daleside Road - Former Colwick Service Station	Daleside Road	46	46	46
PA41	Alfreton Road - Forest Mill	Denman Street	290 <u>310</u>	310	300 <u>310</u>
PA42	Ilkeston Road - Radford Mill	Garden Street/ Ilkeston Road	314 <u>335</u>	314 <u>335</u>	314 <u>335</u>
PA43	Salisbury Street	Salisbury Street	22 <u>21</u>	22 <u>21</u>	22 <u>21</u>
PA44	Derby Road - Sandfield Centre	Derby Road	70 <u>90</u>	100	85 <u>95</u>
PA45	Prospect Place	Prospect Place	35 <u>20</u>	50 <u>25</u>	42 <u>23</u>
PA46	Derby Road - Former Hillside Club	Leengate	30	40	35
PA54	Boots	Thane Road	200	260	230
PA55	Ruddington Lane - Rear of 107-127	Ruddington Lane	46 <u>20</u>	24 <u>20</u>	20
PA56	Sturgeon Avenue - The Spinney	Sturgeon Avenue	40	60	50
PA57	Clifton West	Hawksley Gardens	260 <u>245</u>	285 <u>265</u>	273 <u>255</u>
PA58	Green Lane - Fairham House	Green Lane	24	24	24
PA59	Farnborough Road - Former Fairham Comprehensive School	Summerwood Lane	183	210	196
PA61	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Burton Street	300	400	350

Schedule of Main Modifications

		PA62	Creative Quarter - Brook Street East	Brook Street East	30 <u>43</u>	50 <u>43</u>	40 <u>43</u>
		PA64	Creative Quarter - Sneinton Market	Southwell Road	20 <u>100</u>	30 <u>120</u>	25 <u>110</u>
		PA65	Creative Quarter - Bus Depot	Lower Parliament Street	100	170	135
		PA66	Castle Quarter, Maid Marian Way - College Site	Maid Marian Way	50	100	75
		PA67	intu Broadmarsh Centre and surrounding area	Collin Street	50	100	75
		PA68	Canal Quarter - Island Site	Manvers Street	500	650	575
		PA69	Canal Quarter - Station Street/ Carrington Street	Station Street/ Carrington Street	45 <u>319</u>	55 <u>319</u>	50 <u>319</u>
		PA70	Canal Quarter - Queens Road, East of Nottingham Station	Queens Road	150	200	175
		PA72	Canal Quarter - Waterway Street	Traffic Street	75 <u>170</u>	425 <u>170</u>	400 <u>170</u>
		PA73	Canal Quarter - Sheriffs Way/ Arkwright Street	Meadows Way	400 <u>305</u>	450 <u>305</u>	425 <u>305</u>
		PA74	Canal Quarter - Arkwright Street East	Arkwright Street East	100	140	120
		PA75	Canal Quarter - Crocus Street Southpoint	Crocus Street	350	350	350
		PA79	Waterside - Iremonger Road	London Road	100	150	125
		PA80	Waterside - Cattle Market		50	80	65
		PA81	Waterside - Meadow Lane	Meadow Lane	280	320	300
		PA82	****Waterside - Freeth Street	Meadow Lane	450 <u>100</u>	250 <u>200</u>	200 <u>150</u>
		PA83	*****Waterside - Daleside Road, Trent Lane Basin	Daleside Road	300 <u>256</u>	340 <u>296</u>	320 <u>276</u>

		PA85	Waterside - Trent Lane, Park Yacht Club	Trent Lane	150	170	160
		Total			7,136 <u>7,344</u>	8,752 <u>8,647</u>	7,942 <u>7,995</u>
		<p>“PA04 *Linby Street/Filey Street Whilst this mixed use site is suitable for an element of residential use, inclusion of residential uses is dependent on the delivery of a wider flood risk mitigation scheme. Therefore, in agreement with the Environment Agency, the estimated dwelling numbers for this site are not included in the overall housing figures for the plan period.</p> <p><u>PA11 **Stanton Tip – Hempshill Vale</u> <u>This site is anticipated to deliver approximately 500 dwellings in the longer term, however, 350 dwellings are expected to be developed within the Plan period, to take account of potential complex site assembly.</u></p> <p><u>PA15 ***Bulwell Lane – Former Coach Depot</u> <u>The site has planning permission for 32 dwellings of which 8 were completed 2017/18 leaving 24 to be delivered.</u></p> <p>PA17 **Woodhouse Way – Woodhouse Park This site has planning permission for 290 dwellings of which 76 were completed 2015/16 leaving 214 to be delivered</p> <p><u>PA33**** Chalfont Drive - Former Government Buildings</u> <u>This site has planning permission for 475 dwellings of which 151 were completed 2016/18 leaving 324 to be delivered</u></p> <p>PA82 *****Waterside – Freeth Street This site is anticipated to deliver between 350 and 420 dwellings in the longer term, however, between 150 <u>100</u> and 250 <u>200</u> dwellings are expected to be developed within the Plan period with a mid-point of 200 <u>150</u>, to take account of potential complex site assembly.</p> <p><u>PA83***** Waterside - Daleside Road, Trent Lane Basin</u> <u>There were 44 completions on this site in 2016/17 leaving 256-296 to be completed.”</u></p>					

Table A3.2 Housing Provision in Nottingham Between 2011-28

Ref No	Policy/Paragraph	Proposed Main Modification				
MM100	Appendix 3 - Table A3.2 Housing Provision in Nottingham Between 2011-28	Amend Table A3.2 to read: <table border="1" style="margin-left: 20px;"> <tr> <td>Past Completions 2011-16<u>18</u></td> <td>3,653 <u>6,020</u></td> </tr> <tr> <td>Waterside</td> <td>1,170 <u>1,076</u></td> </tr> </table>	Past Completions 2011- 16 <u>18</u>	3,653 <u>6,020</u>	Waterside	1,170 <u>1,076</u>
Past Completions 2011- 16 <u>18</u>	3,653 <u>6,020</u>					
Waterside	1,170 <u>1,076</u>					

		Boots Campus	230
		Stanton Tip	500 <u>350</u>
		Other LAPP Sites	6,042 <u>6,339</u>
		Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)	5,870 <u>4,248</u>
		Windfall Allowance	1,935 <u>1,785</u>
		Demolitions	934 <u>-300</u>
		Housing provision in Nottingham 2011-2028	18,466 <u>19,748</u>

Table A3.2 Housing Provision in Nottingham Between 2011-28

Ref No	Policy/Paragraph	Proposed Main Modification
MM101	Appendix 3 – Trajectory of Housing Delivery	<p>Amend paragraph A3.3 to read:</p> <p>“A3.3 This trajectory has been updated since the adopted Aligned Core Strategy, as a result of changes to predicted numbers on sites, windfalls and demolition expectations and should be used in preference to it.</p> <p><u>Trajectory of Housing Delivery</u></p> <p><u>The trajectory has been updated since the adopted Aligned Core Strategy, as a result of changes to predicted numbers on sites, windfalls and demolition expectations and should be used in preference to it. The trajectory shows anticipated housing delivery in Nottingham City until 2028. It is based on information collated in November 2018, and is updated annually in the City Council’s Housing Land Availability Report. Trajectory information can change quickly, depending on whether or not sites come forward for development as anticipated. The latest version is contained in the Housing Land Availability Report which can be found on the City Council’s website.”</u></p>

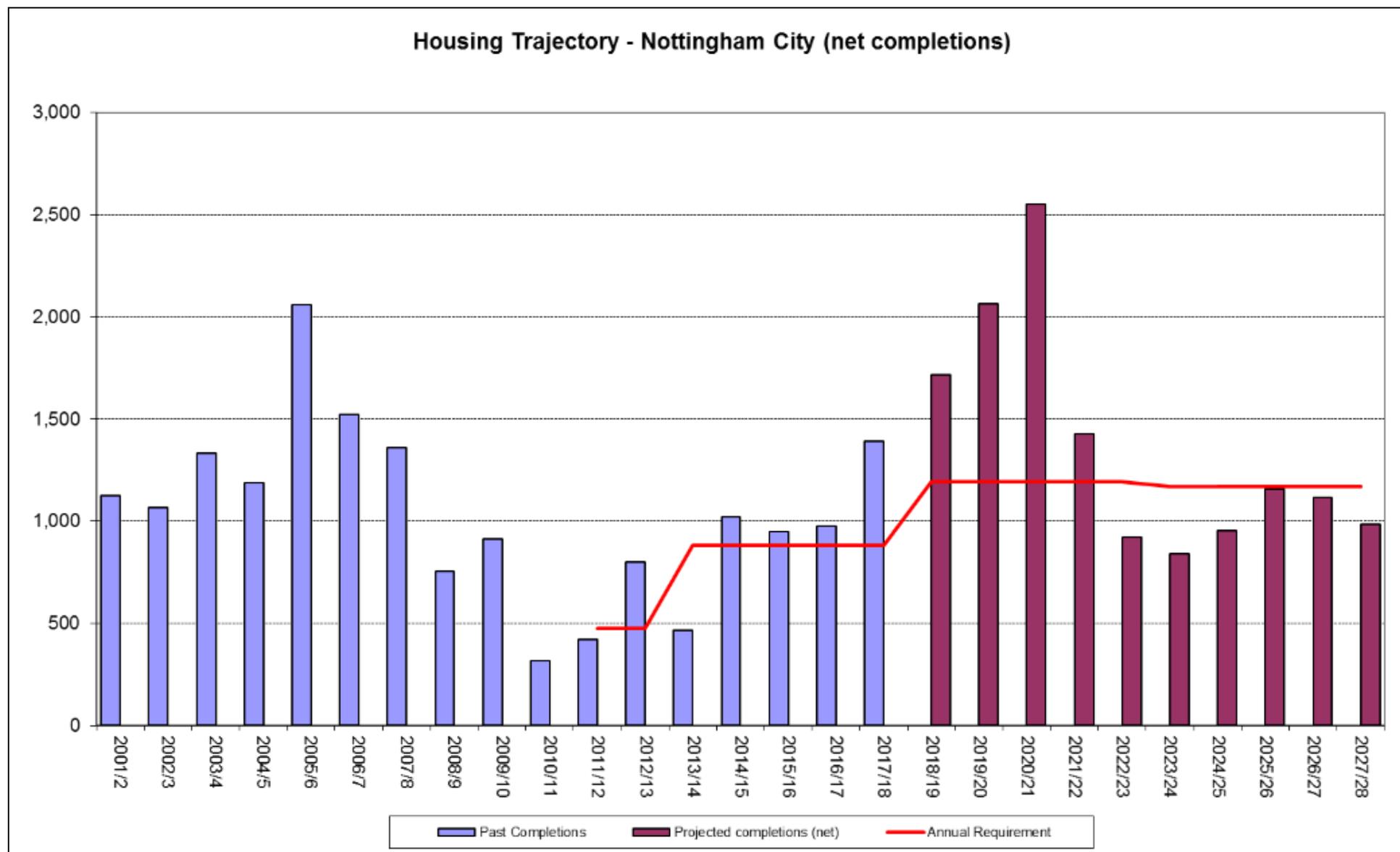


Table A3.3 Anticipated housing delivery in Nottingham City until 2028

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2011/28
Past Completions (net)	422	799	463	1,022	947	974	1,393	-	-	-	-	-	-	-	-	-	-	6,020
Waterside								38	119	84	50	45	80	145	185	176	154	1076
Boots Campus								0	50	50	50	50	30	0	0	0	0	230
Stanton Tip								0	0	0	0	0	0	50	100	100	100	350
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)								1,676	1,895	2,298	1,208	680	562	563	650	595	460	10,587
Windfall allowance								30	30	150	150	175	200	225	250	275	300	1,785
Demolitions								-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-300
Projected completions (net)	-	-	-	-	-	-	-	1,714	2,064	2,552	1,428	920	842	953	1,155	1,116	984	13,728
Cumulative Completions	422	1,221	1,684	2,706	3,653	4,627	6,020	7,734	9,798	12,350	13,778	14,698	15,540	16,493	17,648	18,764	19,748	19,748
PLAN - Annual Housing Target	475	475	880	880	880	880	880	1,190	1,190	1,190	1,190	1,190	1,170	1,170	1,170	1,170	1,170	17,150
PLAN - Housing Target (cumulative)	475	950	1,830	2,710	3,590	4,470	5,350	6,540	7,730	8,920	10,110	11,300	12,470	13,640	14,810	15,980	17,150	17,150
MONITOR - No. dwellings above or below cumulative housing target	-53	271	-146	-4	63	157	670	1,194	2,068	3,430	3,668	3,398	3,070	2,853	2,838	2,784	2,598	2,598
MANAGE - Annual housing target taking account of past/projected completions	1,009	1,046	1,062	1,105	1,111	1,125	1,138	1,113	1,046	919	686	562	490	403	219	-249	-1,614	-

Appendix 4: Employment Delivery

Employment Delivery

Ref No	Policy/Paragraph	Proposed Main Modification																											
MM102	Appendix 4 – Employment Delivery	<p>Amend paragraph A4.1 to read:</p> <p>“A4.1 There is a requirement for around 253,000 sqm of offices and 25 hectares for industry or warehousing. The evidence to support this figure is the Employment Land Forecasting Study, 2015, together with the Employment Land and the Economy Background Paper, 2015. The office target is Gross External Area (GEA), but the figures in the tables below are expressed as Gross Internal Area (GIA). The target of 253,000 sqm GEA equates to a target of around 246,700 sqm GIA. Since 2011 18,841 <u>20,166</u> sqm have been developed for offices leaving a remainder of 227,859 <u>226,534</u> sqm to allocate. Since 2011 2.36 <u>2.5</u> hectares have been developed for industry & warehousing leaving a remainder of 22.64 <u>22.5</u> hectares to allocate.”</p> <p>Amend Table A4.1 to read:</p> <table border="1"> <thead> <tr> <th>Site Ref & Site Name</th> <th>Location</th> <th>Minimum Approx Office net gain in sqm</th> <th>Maximum Approx office net gain in sqm</th> <th>Mid-point</th> </tr> </thead> <tbody> <tr> <td>PA77 Waterside – London Road, Eastcroft Depot</td> <td>London Road</td> <td>0 <u>1,000</u></td> <td>5,000 <u>6,000</u></td> <td>2,500 <u>3,500</u></td> </tr> <tr> <td>PA78 Waterside – London Road, South of Eastcroft Depot</td> <td>London Road</td> <td>1,000</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table> <p>Amend Table A4.4 to read:</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site Name</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>PA18</td> <td>Vernon Road - Former Johnsons Dyeworks</td> <td>Vernon Road</td> </tr> <tr> <td>PA22</td> <td>Western Boulevard</td> <td>Western Boulevard</td> </tr> <tr> <td>PA27</td> <td>Wilkinson Street - Former PZ Cussons</td> <td>Wilkinson Street</td> </tr> </tbody> </table>	Site Ref & Site Name	Location	Minimum Approx Office net gain in sqm	Maximum Approx office net gain in sqm	Mid-point	PA77 Waterside – London Road, Eastcroft Depot	London Road	0 <u>1,000</u>	5,000 <u>6,000</u>	2,500 <u>3,500</u>	PA78 Waterside – London Road, South of Eastcroft Depot	London Road	1,000	1,000	1,000	Site Ref	Site Name	Location	PA18	Vernon Road - Former Johnsons Dyeworks	Vernon Road	PA22	Western Boulevard	Western Boulevard	PA27	Wilkinson Street - Former PZ Cussons	Wilkinson Street
Site Ref & Site Name	Location	Minimum Approx Office net gain in sqm	Maximum Approx office net gain in sqm	Mid-point																									
PA77 Waterside – London Road, Eastcroft Depot	London Road	0 <u>1,000</u>	5,000 <u>6,000</u>	2,500 <u>3,500</u>																									
PA78 Waterside – London Road, South of Eastcroft Depot	London Road	1,000	1,000	1,000																									
Site Ref	Site Name	Location																											
PA18	Vernon Road - Former Johnsons Dyeworks	Vernon Road																											
PA22	Western Boulevard	Western Boulevard																											
PA27	Wilkinson Street - Former PZ Cussons	Wilkinson Street																											

		PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Bobbers Mill Bridge
		PA59	Farnborough Road – Former Fairham Comprehensive School	Farnborough Road
		PA80	Waterside - Cattle Market	Meadow Lane

Appendix 5: Retail Delivery

Retail Delivery

Ref No	Policy/Paragraph	Proposed Main Modification				
MM103	Appendix 5 – Retail Delivery	Amend Table A5.1 removing first row and add footnote to read:				
		Site Ref	Site Name	Location	Minimum Approx retail net gain in sqm (GIA)	Maximum Approx retail net gain in sqm (GIA)
		PA4	Linby Street/Filey Street	Main Street	0	1,000
		<p>“* For PA34: Beechdale Road - Former Beechdale Baths: In line with the site allocation, future retail floorspace referred to in this table is limited to retail convenience store (A1) only. Any proposals for other town centre uses on this site will be subject to a sequential test and impact assessment. For PA68 Canal Quarter - Island Site, any scheme exceeding the maximum retail floorspace set out above will be required to undertake a sequential test, and if necessary, an impact assessment.”</p>				